

**LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, JULY 13, 2010**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, July 13, 2010, commencing at 7:00 a.m.

Present: Council Member Hansen, Council Member Johnson, Council Member Mounce, and Mayor Katzakian

Absent: Mayor Pro Tempore Hitchcock

Also Present: Interim City Manager Bartlam, City Attorney Schwabauer, and City Clerk Johl

B. Topic(s)

B-1 Receive Presentation on Insurance Services Office Report Regarding the Building and Safety Division (CD)

Interim City Manager Rad Bartlam briefly introduced the subject matter of the Insurance Services Office (ISO) report regarding the Building and Safety Division.

Building Official Dennis Canright provided a PowerPoint presentation regarding the Community Development Building and Safety overview. Specific topics of discussion included the role of the Building Department, enforcement of State mandated codes, recent natural disasters, earthquakes in Haiti, Mexicali, and Chile, history of seismic events in and around Lodi, ISO building code effectiveness grading schedule program, community classification number, administration of codes, review of building plans, field inspections, commercial permits, residential permits, Lodi classification compared to other communities, benefits of low grade, and overview of the Building Department keeping Lodi safe.

In response to Council Member Hansen, Mr. Canright stated the comparative numbers reflect other communities within the State of California.

In response to Council Member Johnson, Mr. Canright stated there are community benefits across the board for having a 3 rating versus a 7 or 8 rating.

In response to Council Member Mounce, Mr. Canright stated the evaluation is free and ISO comes in every five years or so to do an evaluation.

In response to Council Member Mounce, Mr. Canright stated the new requirement mandates all new residential developments to have sprinklers. He stated sprinklers will be required for renovations if the structure is a complete tear down.

In response to Council Member Hansen, Mr. Canright stated the cost of the sprinklers is approximately \$3,000, which is nominal compared to the cost of saving lives. He stated insurance companies govern codes and want less losses and while there may be water damage from sprinklers the overall cost savings with the sprinklers is greater. Mr. Bartlam stated new requirements generally stem from specific occurrences and the Southern California fires may have contributed to the creation of the new sprinkler requirement.

In response to Council Member Hansen, Mr. Canright stated the grading system is in reverse in that a lower number is better than a larger one.

In response to Council Member Hansen, Mr. Canright stated insurance is primarily based on the location of the structure, although some insurance companies may provide discounts or incentives for sprinklers and other similar safety features.

In response to Council Member Johnson, Mr. Canright stated retrofitting in Lodi is not required unless the hazardous use possibility is increased in a building, supporting walls are knocked down, or occupancy is increased.

In response to Council Member Hansen, Mr. Canright stated the Building Division staff tries to talk with residents in advance to address any concerns that may be arising at a later date with a particular project.

In response to Council Member Hansen, Mr. Canright stated public outreach includes meetings with the Chamber of Commerce, developers, and contractors, as well as the public information that is made available online and at the counter.

In response to Council Member Hansen, Mr. Canright and Mr. Bartlam stated the ISO number for the amount of inspectors the City should have is 10, although the City looks at the overall workload and inspection time needs.

In response to Council Member Hansen, Mr. Canright stated in his experience the developers feel positively about the Building Division performing inspection services previously provided by the Fire Department because of the efficiency and the single point of contact for the entire process.

In response to Council Member Hansen, Mr. Canright stated the Building Division inspections are all up to date.

In response to Council Member Mounce, Mr. Canright stated the Fire Department does not have to perform inspections by appointment only but it may be a time savings to know that someone is home.

In response to Council Member Hansen, Mr. Canright stated there are currently two inspectors and they are performing approximately 15 to 20 inspections a day.

In response to Council Member Hansen, Mr. Canright stated if the Building Division were to fall behind on the inspections there would be an ability to bring in part-time contract persons from a firm to assist with the backlog if so desired.

In response to Mayor Katzakian, Mr. Canright stated the sprinkler requirement is nationally based and the individual states have adopted the requirement as well.

In response to Mayor Katzakian, Mr. Canright stated the City's water infrastructure should not need to be changed for the sprinkler requirement as there is not that much of an impact of the requirement on the City of Lodi.

In response to Mayor Katzakian, Mr. Canright stated in Southern California some insurance companies may take into account sprinklers in the home when providing policies.

In response to Council Member Johnson, Mr. Canright stated the biggest challenge for the Building Division is disabled access for existing buildings.

In response to Council Member Mounce, Mr. Canright stated there are six different options to the cool roof requirement, ventilation is one option, and there are ongoing challenges with that option.

In response to Council Member Johnson, Mr. Canright stated California has a tendency to want to lead in the industry and regulations in the State have increased by over 500% since the 1990s.

In response to Myrna Wetzel, Mr. Canright stated the aisles in commercial buildings are larger due to the disabled access requirements, the proximity of a fire hydrant is irrelevant with respect to the new sprinkler requirement, and an existing building remodel may require sprinklers depending upon the circumstance.

C. Comments by Public on Non-Agenda Items

None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:58 a.m.

ATTEST:

Randi Johl
City Clerk



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Receive Presentation on Insurance Services Office Report Regarding the Building and Safety Division

MEETING DATE: July 13, 2010

PREPARED BY: Community Development Department

RECOMMENDED ACTION: Receive presentation on Insurance Services Office Report regarding the Building and Safety Division.

BACKGROUND INFORMATION: Due to the recent release of the Insurance Services Offices (ISO) evaluation of the Lodi Community Development, Building & Safety Division, the Department would like to take the opportunity to explain the evaluation process, results and benefits to the City of Lodi.

ISO is an independent statistical, rating, and advisory organization that serves the property/casualty insurance industry. ISO collects information on a community's building-code adoption and enforcement services, analyzes the data, and then assigns a Building Code Effectiveness Classification from 1 (highest) to 10 (lowest). The City of Lodi received a score of 3.

The presentation will demonstrate how current code adoption, ISO classification, and working with the community ensure greater public safety.

FISCAL IMPACT: Not Applicable

FUNDING AVAILABLE: Not Applicable

A handwritten signature in black ink, appearing to read "Konradt Bartlam", written over a horizontal line.

Konradt Bartlam
Community Development Director

Attachments

APPROVED:

A handwritten signature in black ink, appearing to read "Konradt Bartlam", written over a horizontal line.

Konradt Bartlam, Interim City Manager



111 NORTH CANAL STREET SUITE 950 CHICAGO, IL 60606-7270
TEL (312) 930-0070 (800) 444-4554 FAX (312) 930-0017

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JAN 05 2009

COMMUNITY DEVELOPMENT DEPT
CITY OF LODI

December 30, 2009

Mi. Blair King, City Manager
City of Lodi
221 West Pine Street
Lodi, CA 95240

RE: Building Code Effectiveness Grading Schedule
Lodi, San Joaquin County, CA

Dear Mi. King:

We wish to thank you and Dennis Canright for the cooperation given to our representative, Reed Speare, during our recent survey. We have completed our analysis of the building codes adopted by your community and the efforts put forth to properly enforce those codes. The resulting Building Code Effectiveness Grading Classification is 3 for 1 and 2 family residential property and 3 for commercial and industrial property.

The Insurance Services Office, Inc. (ISO) is an insurer-supported organization with the primary mission of providing advisory insurance underwriting and rating information to insurers. There is no requirement that insurers use our advisory material. Insurers may have adopted, or may be in the process of adopting, an ISO insurance rating program that will provide rating credits to individual property insurance policies in recognition of community efforts to mitigate property damage due to natural disasters. These insurers may use the Building Code Effectiveness Grading Classification we have recently developed for your community as a basis for the credits used. While individual insurers may use different credits or different effective dates, the ISO program will apply credits to new construction within Lodi that has been issued a Certificate of Occupancy in the year 2009 and forward.

We have attached a copy of our report which provides additional information about our classification process and how we have graded various aspects of your community's building codes and their enforcement.

We want to highlight the fact that the Building Code Effectiveness Grading Schedule is an insurance underwriting and information tool; it is not intended to analyze all aspects of a comprehensive building code enforcement program nor is it for purposes of determining compliance with any state or local law or for making property/casualty loss prevention and life safety recommendations.

If you have any questions about the Classification that was developed, please let us know. Additionally, if you are planning on any future changes in your building codes or their enforcement, please advise us as these changes may affect our analysis and your community's grading classification.

Sincerely,

Building Code Department
(800) 930-1677 ext. 6208

Enclosure

cc: Dennis Canright, Building Official. 221 W. Pine St., Lodi, CA 95240 w/enclosure

Building Code Enforcement Evaluation Report



Lodi

Building Code Enforcement Agency

12/9/2009 Evaluation



Building Code Effectiveness Grading Schedule (BCEGS™)

Table of Contents

| Tab | Description |
|------------|---------------------------------------|
| Section 1 | Executive Summary |
| Section 2 | Background Information |
| Section 3 | Code Adoption |
| Section 4 | Education, Training and Certification |
| Section 5 | Staffing Levels |
| Section 6 | BCEGS™ Point Analysis |
| Section 7 | Natural Hazards |
| Appendix A | Natural Hazard General Information |

Section 1 Executive Summary

Not all communities have rigorous building codes, nor do all communities enforce their codes with equal commitment. Yet the effectiveness of local building codes can have a profound effect on how the structures in your community will fare in a hurricane, earthquake, or other natural disaster.

Studies conducted following recent natural disasters concluded that total losses might have been as much as 50% less if all structures in the area had met current building codes. Building-code enforcement can have a major influence on the economic well-being of a municipality and the safety of its citizens. Insurance Services Office (ISO) helps distinguish amongst communities with effective building-code adoption and enforcement through a comprehensive program called the Building Code Effectiveness Grading Schedule (BCEGS™).

ISO is an independent statistical, rating, and advisory organization that serves the property/casualty insurance industry. ISO collects information on a community's building-code adoption and enforcement services, analyzes the data, and then assigns a Building Code Effectiveness Classification from 1 to 10. Class 1 represents exemplary commitment to building-code enforcement. The concept behind BCEGS™ is simple. Municipalities with well-enforced, up-to-date codes demonstrate better loss experience, and their citizens' insurance rates can reflect that. The prospect of minimizing catastrophe-related damage and ultimately lowering insurance costs gives communities an incentive to enforce their building codes rigorously.

The following management report was created specifically for Lodi based on a BCEGS™ survey conducted on 12/9/2009. This report can help you evaluate your community's building-code enforcement services utilizing benchmarking data collected throughout the country. The report is designed to give your management team an expanded prospective for dealing with the important issues surrounding effective building code enforcement. This is accomplished through comparisons of your code enforcement to that of others in your area and state. The analysis goes further to allow you to compare your jurisdiction to others across the country with similar permit, plan review and inspection activity. ISO thanks you for your participation and we encourage you to take advantage of the information contained in this report to assist in making decisions regarding the level of code enforcement best suited for Lodi.

The survey conducted has resulted in a BCEGS™ class of 3 for 1 and 2 family dwellings and a class 3 for all other construction. More information regarding how this recent survey compares to previous surveys is located in section 6 of this report.

Section 2 Background Information

Introduction

ISO collects information from communities in the United States on their adoption and enforcement of building codes. ISO analyzes the data using its Building Code Effectiveness Grading Schedule (BCEGS™) and then assigns a BCEGS™ Classification number to the community. The classification number—which ranges from 1 to 10—measures a jurisdiction's commitment to the adoption and enforcement of building codes affecting the construction of new buildings. Class 1 indicates the most favorable classification of commitment to the adoption and enforcement of building codes.

ISO's commitment to polling each building code enforcement agency on a regular basis is important to the program – periodic surveying helps determine if a community has made any significant changes since its last field evaluation. This ongoing effort is designed to re-evaluate each community at approximate 5-year intervals or sooner if changes indicate a potential revision to the classification number.

The purpose of this report is fourfold:

1. To summarize a community's scoring under the criterion contained in the BCEGS™™ program.
2. To identify opportunities for communities desiring to improve their BCEGS™ classification number.
3. To assist a community in understanding how other jurisdictions with similar needs address building code adoption and enforcement.
4. To provide hazard mapping information important in planning and developing a sustainable community.

Data Collection and Analysis

ISO has evaluated over 7,000 building code enforcement agencies across the United States. In each of these communities, three elements of building code adoption and enforcement are reviewed. These three elements are the administration of codes, plan review and field inspection.

Administration of Codes:

ISO evaluates the administrative support for code enforcement within the jurisdiction – the adopted building codes and the modifications of those codes through ordinance, code enforcer qualifications, experience and education, zoning provisions, contractor/builder licensing requirements, public awareness programs, the building department's participation in code development activities, and the administrative policies and procedures. This section represents 54% of the analysis in the BCEGS™ program.

Jurisdiction: Lodi
Survey Date: 12/9/2009

County: San Joaquin

State: **CA**

Plan review division:

Consideration is given to determine staffing levels, personnel experience, performance evaluation schedules, and the level of review of construction documents for compliance with the adopted building code of the jurisdiction being graded. This section represents 23% of the analysis.

Field inspection:

Consideration is given to determine staffing levels, personnel experience, performance evaluation schedules, and the level of the agency's review of building construction. This section also represents 23% of the analysis.

The information necessary to determine the BCEGS™ classification number was collected from the community building officials through a combination of on-site interviews and completed questionnaires.

Section 3 Code Adoption

Recognizing that building codes are continually being reviewed and updated to reflect emerging technology and best practices, the BCEGS™ program encourages communities to make every effort to adopt the latest edition of one of the building codes without amendments. The program is sensitive to the reality that building code adoption is not always a local issue, nor do the wheels of progress turn rapidly all the time. To receive maximum BCEGS™ credit for this very important section a community must adopt and implement the revised code within two years of the publication of the building code.

As detailed in Figure 3-1 below, eight points are the maximum available for the adoption of a building code. The final calculation to determine a jurisdiction's BCEGS™ classification employs the ratio of the points possible and the points earned in the building code adoption section as a factor for all other points earned in the system. Therefore, a jurisdiction enforcing the latest building code will have a ratio of 1 and no adjustment will be made to the points earned. A department enforcing a building code that was published six years prior to the survey date would have a ratio of 6.88/8 or .86 so the jurisdiction would receive credit for 86% of the points earned throughout the evaluation process.

Fig 3-1 Criteria for Building Code Adoption Points

| | |
|--|-------------|
| If the published date of the listed codes is within 5 years of the date of the grading: Building Code(s) addressing commercial and /or residential construction | 8.00 points |
| If the published date of the listed codes is within 6 years of the date of the grading: Building Code(s) addressing commercial and /or residential construction | 6.88 points |
| If the published date of the listed codes is within 10 years of the date of the grading: Building Code(s) addressing commercial and /or residential construction | 2.21 points |
| If an earlier edition of the listed codes is adopted: Building Code(s) addressing commercial and /or residential construction | 0.85 point |

For departments surveyed in 2007 the BCEGS™ program uses the following as the latest edition of Building codes available.

Fig. 3-2 Latest Edition Available

| | Publisher | Publication Date |
|---------------------------|------------|------------------|
| Commercial Building Code | ICC / NFPA | 2006 / 2006 |
| Residential Building Code | ICC | 2006 |

Fig. 3-3 Building Codes Adopted by Lodi

| | Publisher | Publication Date | Adoption Date |
|--------------------------------------|-----------|------------------|---------------|
| a. Adopted Commercial Building Code | ICC | 2006 | 2008 |
| b. Adopted Residential Building Code | ICC | 2006 | 2008 |

The following is the first of many "Benchmarking Information" sections located in this report. The purpose of the benchmarking information is to provide data ISO has collected in the course of its evaluations of code enforcement departments throughout the country. The data should not be considered a standard but rather information which allows you to compare operations in your jurisdiction to those conducted by other jurisdictions with similar conditions. Benchmarking information will be distinguished from other information in this report by the letter B preceding the table or figure number and a green Benchmarking Information bar above the table or figure.

Benchmarking Information

Table B 3-4 BCEGS™ points awarded comparison

| Adopted Building Code | | | | | |
|-----------------------|-----------------------------|------------------------------|-------------------|------------------|---------------------|
| | BCEGS™ Points awarded | BCEGS™ Points possible | County Average | State Average | National Average |
| Commercial Building | 8 | 8.00 | 3.54 | 4.10 | 5.11 |
| Residential Building | 8 | 8.00 | 3.54 | 4.10 | 5.04 |

Item 108. Additional Code Adoptions:

This section reviews the adoption and enforcement of electrical, mechanical, plumbing, energy, and wildland urban interface codes. Adopted codes are evaluated by year of publication including amendments and enforcement efforts. Table 3-5 details the criteria for earning points under this section.

Table 3-5 Criteria for sub-code adoption points

If the published date of the listed codes is within 5 years of the date of the grading:

0.67 point for each of the five subcodes

If the published date of the listed codes is within 6 years of the date of the grading:

0.33 point for each of the five subcodes

If the published date of the listed codes is within 10 years of the date of the grading:

0.18 point for each of the five subcodes

if an earlier edition of the listed codes is adopted:

0.004 point for each of the five subcodes

For departments surveyed in 2007 the BCEGS™ program uses the following as the latest edition of sub-codes available

| Type of Code | Publisher | Publication Date |
|---------------------------------|--------------|------------------|
| Commercial Electrical Code | NFPA | 2005 |
| Residential Electrical Code | NFPA | 2005 |
| Commercial Plumbing Code | ICC / IAMPO | 2006 / 2000 |
| Residential Plumbing Code | ICC / IAMPO | 2006 / 2000 |
| Commercial Mechanical Code | ICC | 2006 |
| Residential Mechanical Code | ICC | 2006 |
| Commercial Fuel Gas Code | ICC / IAMPO | 2006 / 2000 |
| Residential Fuel Gas Code | ICC | 2006 |
| Commercial Energy Code | ICC / ASHRAE | 2006 / 2001 |
| Residential Energy Code | ICC / ASHRAE | 2006 / 2001 |
| Commercial Wildland Urban Code | ICC / NFPA | 2006 / 2002 |
| Residential Wildland Urban Code | ICC / NFPA | 2006 / 2002 |

ASHRAE – American Society of Heating, Refrigeration and Air Conditioning Engineers
ICC – International Code Council
IAMPO – International Association of Mechanical and Plumbing Officials
NFPA – National Fire Protection Association

| Type of Code | Publisher | Publication Date | Adoption Date |
|---------------------------------|-----------|------------------|---------------|
| Commercial Electrical Code | NFPA | 2005 | 2008 |
| Residential Electrical Code | NFPA | 2005 | 2008 |
| Commercial Plumbing Code | OTHER | 2006 | 2008 |
| Residential Plumbing Code | OTHER | 2006 | 2008 |
| Commercial Mechanical Code | OTHER | 2006 | 2008 |
| Residential Mechanical Code | OTHER | 2006 | 2008 |
| Commercial Fuel Gas Code | OTHER | 2006 | 2008 |
| Residential Fuel Gas Code | OTHER | 2006 | 200% |
| Commercial Energy Code | OTHER | 2007 | 2008 |
| Residential Energy Code | OTHER | 2007 | 2008 |
| Commercial Wildland Urban Code | OTHER | 2007 | 2008 |
| Residential Wildland Urban Code | OTHER | 2007 | 2008 |

Benchmarking Information

Table B 3-8 additional code adoption

| Type of Sub-Code | | BCEGS™ Points awarded | BCEGS™ Points possible | County Average | State Average | National Average |
|------------------|----------------|-----------------------------|------------------------------|-------------------|------------------|---------------------|
| Commercial | Electrical | 0.67 | 0.67 | 0.47 | 0.43 | 0.41 |
| Residential | Electrical | 0.67 | 0.67 | 0.47 | 0.43 | 0.42 |
| Commercial | Plumbing | 0.67 | 0.67 | 0.34 | 0.38 | 0.38 |
| Residential | Plumbing | 0.67 | 0.67 | 0.34 | 0.38 | 0.38 |
| Commercial | Fuel Gas | 0.67 | 0.67 | 0.34 | 0.38 | 0.36 |
| Residential | Fuel Gas | 0.67 | 0.67 | 0.34 | 0.38 | 0.36 |
| Commercial | Mechanical | 0.67 | 0.67 | 0.34 | 0.38 | 0.42 |
| Residential | Mechanical | 0.67 | 0.67 | 0.34 | 0.38 | 0.42 |
| Commercial | Energy | 0.67 | 0.67 | 0.54 | 0.47 | 0.34 |
| Residential | Energy | 0.67 | 0.67 | 0.54 | 0.47 | 0.35 |
| Commercial | Urban Wildland | 0.67 | 0.67 | 0.39 | 0.37 | 0.19 |
| Residential | Urban Wildland | 0.67 | 0.67 | 0.39 | 0.37 | 0.19 |

Item 110. Modification to adopted codes:

The BCEGS™ program encourages timely and unmodified adoption of the latest edition available of the building code. It is not uncommon for a jurisdiction to adopt a code and then modify it in some way. The most common modifications are administrative, which the BCEGS™ program is not overly concerned with. Some jurisdictions, however, modify the structural aspects of the code. Modifications are viewed as favorable when the intention is to strengthen the code. Due to the difficulty and expense of finitely determining the effect on a code of a specific action which weakens the code, no partial credit is available for this section. Note, however, that due to the formula: (Points credited in section 105 x 0.125 x 4.0) the points awarded for this item are reduced if the latest building code is not adopted and enforced. There is a direct correlation between the points earned for the adopted building code and the points available for this section. When modification serves to

weaken the intent or effectiveness of the adopted building code relative to structural aspects or natural hazard mitigation features, no points will be awarded for this section.

Benchmarking Information

Table B 3-9 Comparison of Points Earned for Section 110

| | BCEGS™ Points awarded | BCEGS™ Points possible | County Average | State Average | National Average |
|-------------|-----------------------------|------------------------------|-------------------|------------------|---------------------|
| Commercial | 4 | 4 | 1.77 | 2.05 | 2.51 |
| Residential | 4 | 4 | 1.77 | 2.03 | 2.23 |

Item 112. Method of Adoption:

Updating the adopted codes to the latest code published by a nationally recognized building code development and publication organization within 12 months of the publication of the code is beneficial for the jurisdiction. It provides the latest and most modern technology for natural hazard mitigation. This section allows the opportunity to recognize the timely un-amended adoption of a nationally promulgated building code

Benchmarking Information

Table B 3-10 Points Earned for Timely (within one year of the publication date) Un-Amended Code Adoption

| | | BCEGS™ Points awarded | BCEGS™ Points possible | County Average | State Average | National Average |
|-------------|----------------|-----------------------------|------------------------------|-------------------|------------------|---------------------|
| Commercial | Adoption Bonus | 0 | 1 | 0.10 | 0.14 | 0.17 |
| Residential | Adoption Bonus | 0 | 1 | 0.10 | 0.14 | 0.14 |

Section 4 Education, Training, and Certification

The Building Code Effectiveness Grading Schedule reviews the tools available to a building code department to determine what level of protection the jurisdiction has decided to offer. In this section we review the qualifications of the code enforcement personnel. By maintaining highly qualified, well trained staff the building code enforcement department is better equipped to encourage the construction of code compliant buildings.

The BCEGS™ program does not mandate any level of training certification or experience but it does recognize the technical and evolving nature of construction code enforcement. Therefore, 39% of the available points in the analysis are dependent on education, training and experience. The evaluation is much diversified. For instance, credit can be earned for hours of training taken, dollars spent on training, incentives for outside training, and hiring requirements. After review of this information a building code department may determine that a higher caliber employee or more incentives to current employees could assist them in performing their duties more efficiently and professionally.

The number of personnel is an important factor when comparing and correlating education and training. To standardize these numbers this report converts all employees to full time. Therefore a department with two full time code enforcers the number of employees will be two. If a department has five full time code enforcers and seven part time code enforcers each working twenty hours per week the department will show as eight and one half employees.

Lodi employs 4.00 code enforcement personnel. This staffing level is equal to one code enforcement personnel for each 14249.75 citizen or one code enforcement personnel for each 456.75 permits issued. If the jurisdiction was divided equally, each code enforcer would be responsible for an area of 3.06 square miles.

Table 4-1 displays the total and the average number of hours spent in training by code enforcement personnel in Lodi. Training is broken down into four categories; a maximum of 1.25 points may be earned for the first 12 hours of training in administrative aspects of code enforcement, legal aspects of code enforcement, and being mentored in code enforcement. The first 60 hours of training in technical aspects of code enforcement may also earn maximum credit of 4.25 points. To receive the maximum available points in this area each employee must train a minimum of 96 hours per year and the subject must follow the details above. ISO has developed training logs to assist you in tracking the training of building code enforcers. The logs can be downloaded from our web site www.isomitigation.com.

Table 4-1 Training hours for Lodi

| | Total hours for department | Average hours of training |
|----------------|----------------------------|---------------------------|
| Administrative | 24 | 6.00 |
| Legal | 12 | 3.00 |
| Mentoring | 72 | 18.00 |
| Technical | 226 | 56.50 |

Benchmarking Information

Table B 4-2 Comparison of average hours of training

| | Your average hours of training | Your County average hours of training | Your State average hours of training | National average hours of training |
|----------------|--------------------------------|---------------------------------------|--------------------------------------|------------------------------------|
| Administrative | 6.00 | 14.62 | 20.41 | 14.62 |
| Legal | 3.00 | 8.37 | 14.03 | 9.47 |
| Mentoring | 18.00 | 16.88 | 35.62 | 24.83 |
| Technical | 56.50 | 42.71 | 53.32 | 42.89 |

Building code enforcement departments may choose to emphasize their commitment to training and education through incentives, such as funding certification, exam fees, and continuing education or providing incentives for outside training. The following table is broken down for residential and commercial construction and indicates the incentives provided by Lodi.

Table 4-3 BCEGS™ points earned by Lodi for training incentives

| | Commercial | Points earned | Residential | Points earned |
|--|------------|---------------|-------------|---------------|
| Department pays for certifications and exam fees | Yes | 0.5 | Yes | 0.5 |
| Provides incentive for outside training or certification | No | 0 | No | 0 |
| Pays for continuing education | Yes | 0.5 | Yes | 0.5 |

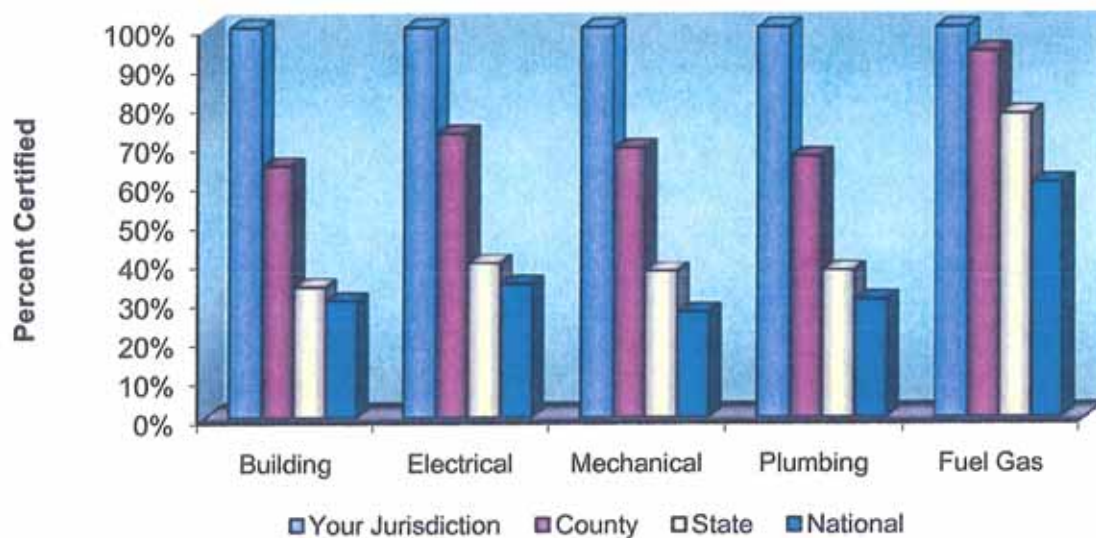
Benchmarking Information

Table B 4-4 Comparison of training incentive points

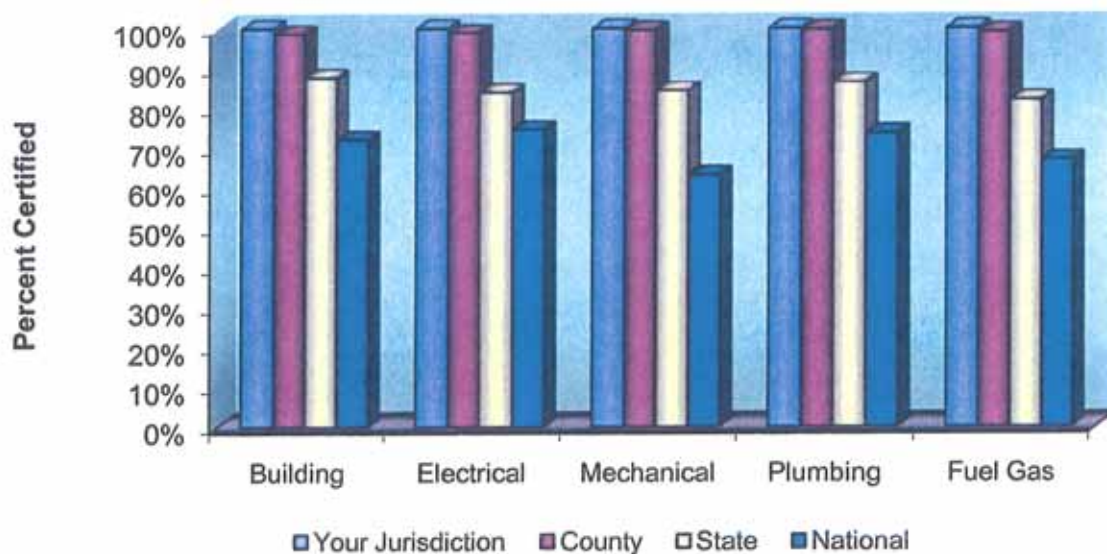
| Commercial | | | | Residential | | |
|--|---------|------------|--|-------------|---------|------------|
| County % | State % | National % | | County % | State % | National % |
| % of Departments that pay for certifications and exam fees | | | | | | |
| 86.67 | 73.06 | 68.61 | | 53.33 | 40.88 | 42.21 |
| % of Departments that provides incentive for outside training or certification | | | | | | |
| 53.33 | 44.77 | 21.10 | | 33.33 | 25.20 | 13.04 |
| % of Departments that pays for continuing education | | | | | | |
| 86.67 | 74.26 | 72.47 | | 53.33 | 40.48 | 44.79 |

Hiring only certified code enforcement employees or allowing a short probationary period for new hires to earn their certification are valued practices which elevate the quality and consistency of the code enforcement process. The following two charts compare your jurisdiction's policies regarding certification with those of other departments within your county, state and across the country. The charts represent the percent of plan reviewers and inspectors that held appropriate certification for the duties they performed at the time of the latest BCEGS™ survey. B4-5 represents commercial work and B4-6 represents residential work.

B4-5 Commercial Duties Performed

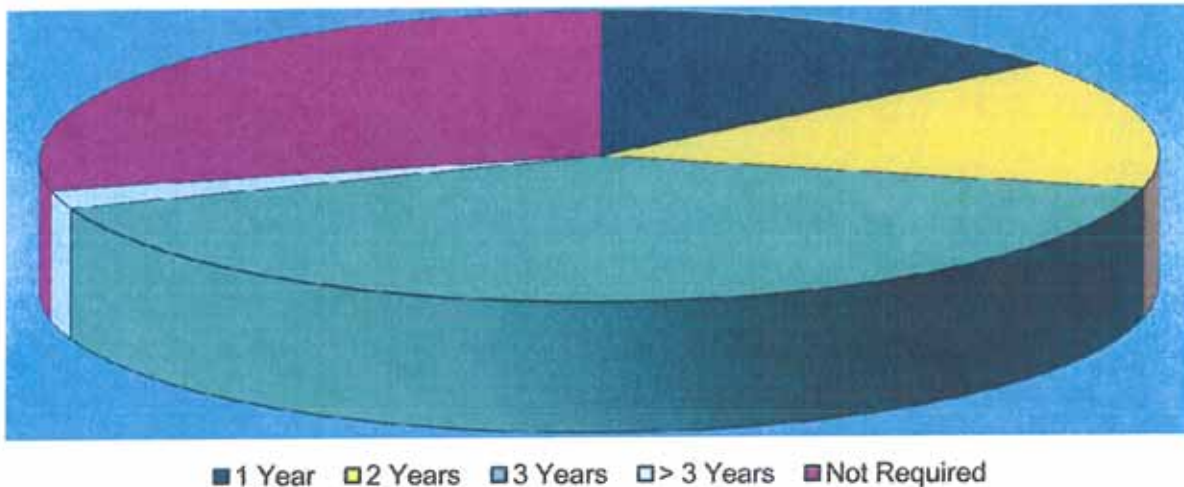


B4-6 Residential Duties Performed

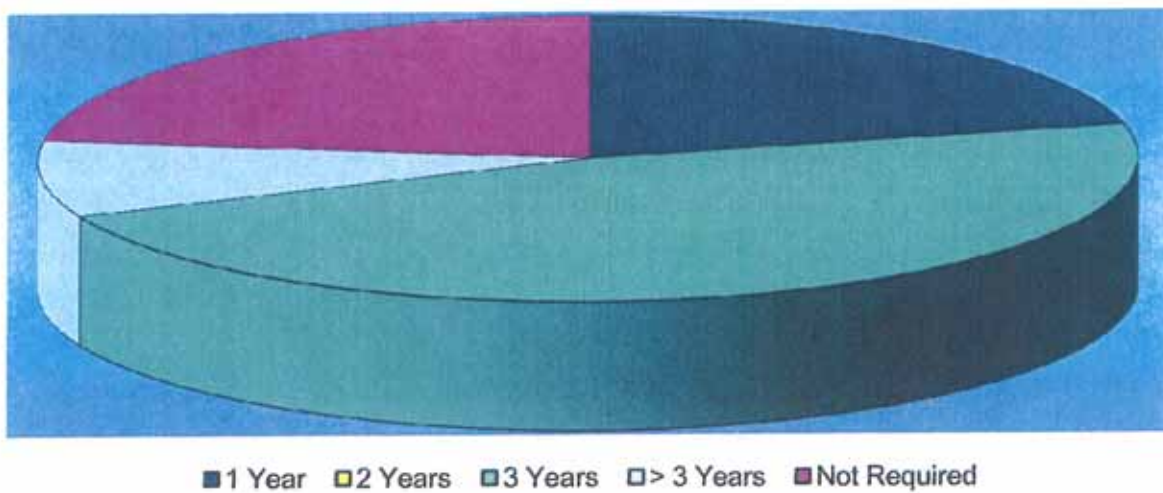


Requiring certification as a condition of employment is an important factor. However, the evolving nature of the building technology and the wide variety of situations encountered by plan reviewers and inspectors dictate the need for continuing education. The following two charts are based on the period of time allowed to complete the required amount of continuing education requirements for building inspectors in order for them to renew their license / certification. Information in these charts represents data gathered across the country.

4-7 Building Certification Renewal Period Commercial



4-8 Building Certification Renewal Period Residential



Section 5 Staffing Levels

One of the most frequently asked questions from community administrators and building officials is: How many inspectors and plan reviewers do we need to supply the desired level of service to our community? This section will provide valuable information to assist in this vital decision. The BCEGS schedule uses the following benchmarks to calculate the staffing levels:

- 10 inspections per day per full time inspector
- 1 commercial plan review per day per full time plan reviewer
- 2 residential plan reviews per day per full time plan reviewer

These are average numbers of the entire department over the course of a year. Some inspectors because of the type of work they are assigned will exceed these benchmarks while others will not be able to reach them, the same is true of plan reviewers. The fact is that these benchmarks have proved to be realistic over the course of surveying 14,000 code enforcement departments.

However, we realize that your community may have varying circumstances and may want to base staffing decision on other information. In the following set of charts we have scoured our database to find communities that are of similar size, and population to your community to provide data that may be helpful in your decision process. The next key element of staffing decision is the workload; again we queried our records to find communities with similar number of permits issued, inspections and plan reviews completed. This data can be useful in further defining your staffing levels. Realizing the some jurisdictions cover vast area while others are metropolitan we did some calculations and arrived at a unique category of permits per square mile. You may find that this category affords benchmarking opportunities that take into account workload and travel time for your inspecting staff.

Table 5-1

Your community falls into the following ranges

| | |
|---------------------------------|---------------|
| Population | > 25,000 |
| Square Miles | 7.1 - 21.0 |
| Permits Issued | 1,001 - 2,000 |
| Number of inspections conducted | 2,201 - 5,700 |
| Plan reviews conducted | > 1,400 |
| Permits per Square Mile | > 17.00 |

Benchmarking Information

The information in Charts B5-3 through B5-14 depicts the staffing levels of your jurisdiction along with the average staffing levels of all the communities that fall within the range for each category as defined in Table 5 -1. To standardize these numbers this report converts all employees to full time equivalents. Therefore, in a department with two full time employees the number of personnel will be two. If a department has five full time code enforcers and seven part time code enforcers each working twenty hours per week the department is considered to have eight and one half full time employees. The data is further broken down by the responsibilities of each code enforcer. For example a department may allocate time as follows:

Table 5-2 Time Allocation Example

| | Time allocation employee #1 Full time | Time allocation employee #2 30 hrs per week | Time allocation employee #3 20 hrs per week | Total calculated employees 2.25 |
|----------------------------|---|---|---|---------------------------------------|
| Commercial Plan Review | 40% | 5% | 0% | 0.44 |
| Residential Plan Review | 20% | 5% | 0% | 0.24 |
| Commercial Inspection | 35% | 80% | 10% | 0.95 |
| Residential Inspection | 5% | 10% | 90% | 0.56 |

The calculations used to make up the graphs for the example above would be the number of commercial plan reviews conducted in your jurisdiction divided by .44 (the number of commercial plan reviewers employed by your jurisdiction). Similarly assuming 732 residential inspections divided by the number of residential inspectors (.56) returns a workload of 1307 inspections per full time inspector per year. The calculation for the control group is the same except that the results are averaged.

Chart B5-3 Plan Review Staffing Comparison of Communities Serving Similar Populations

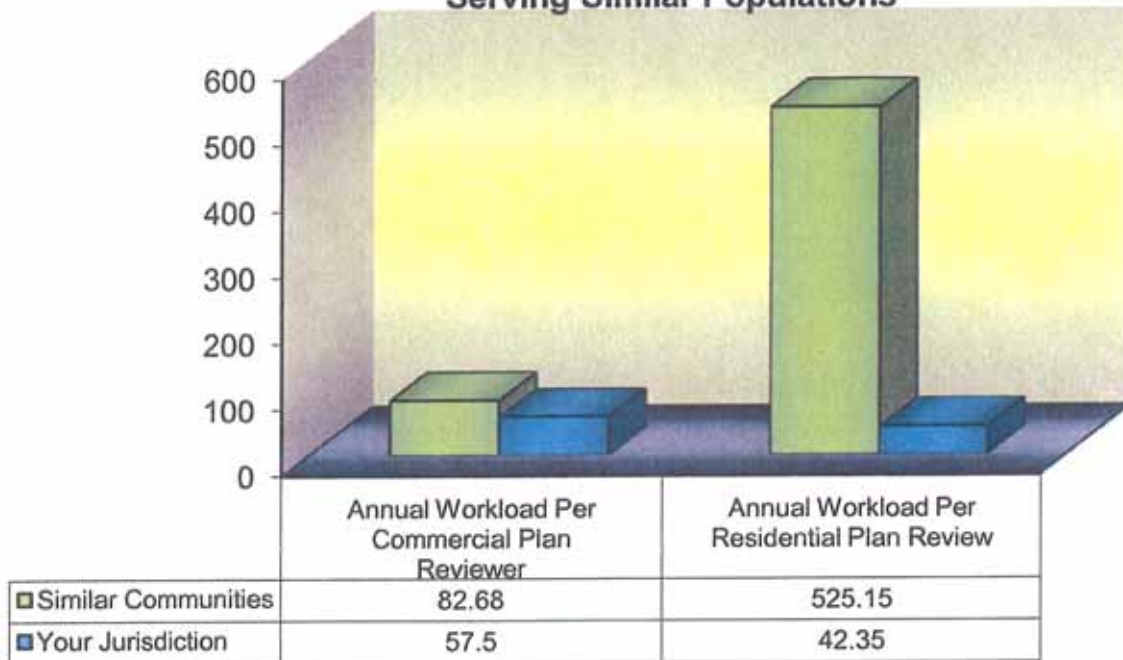
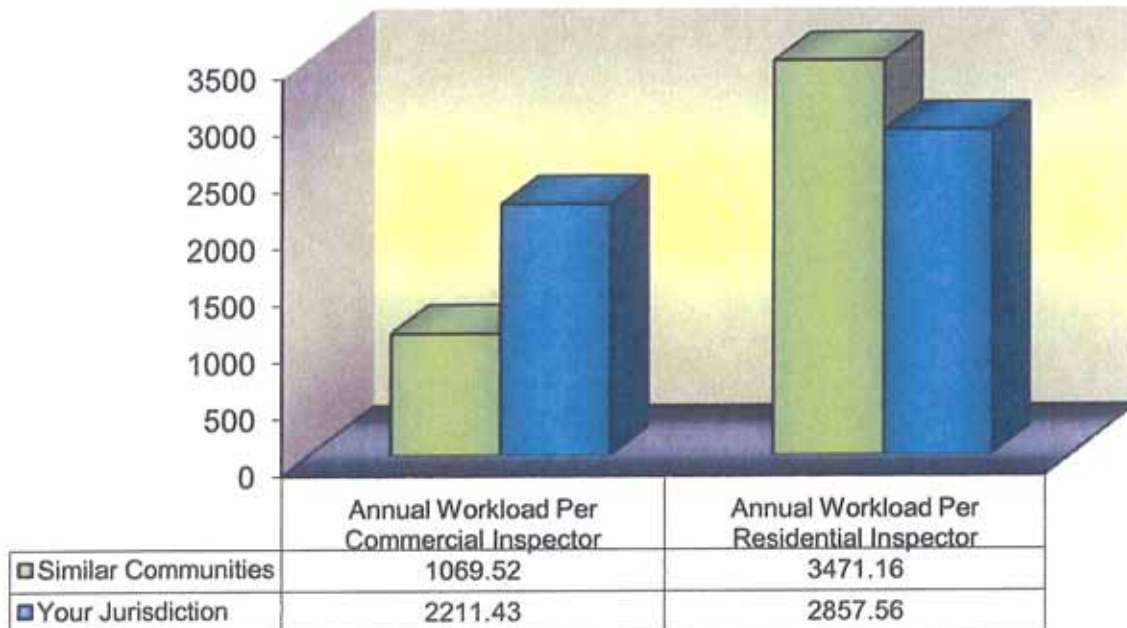
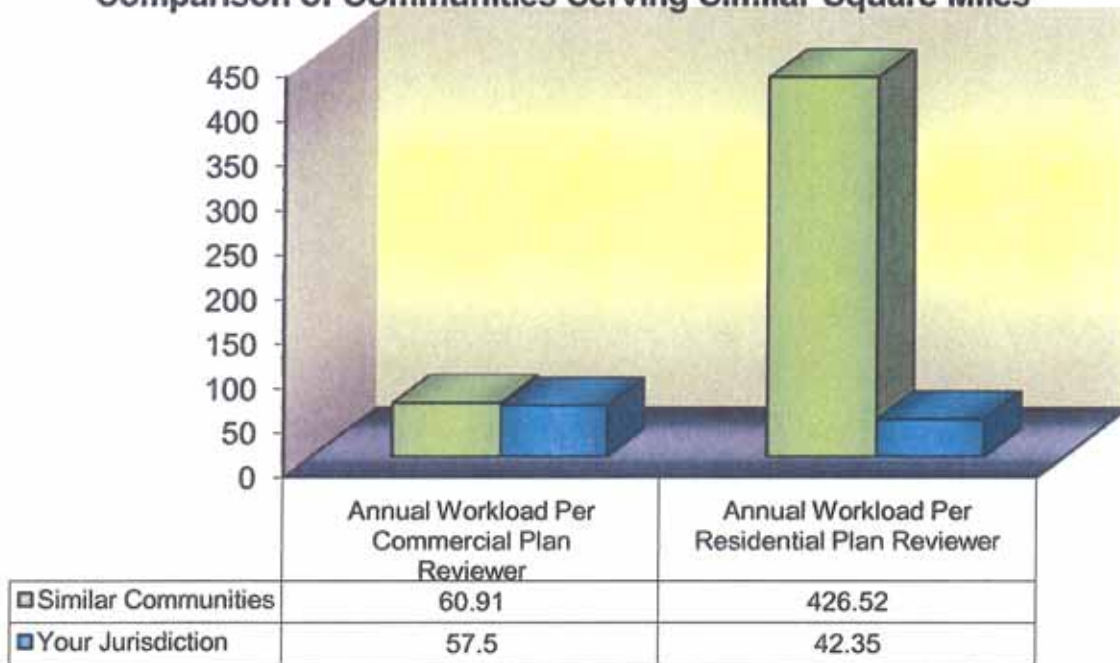


Chart B5-4 Inspection Staffing Comparison of Communities Serving Similar Populations



**Chart B5-5 Plan Review Staffing
Comparison of Communities Serving Similar Square Miles**



**Chart B5-6 Inspection Staffing Comparison of
Communities Serving Similar Square Miles**

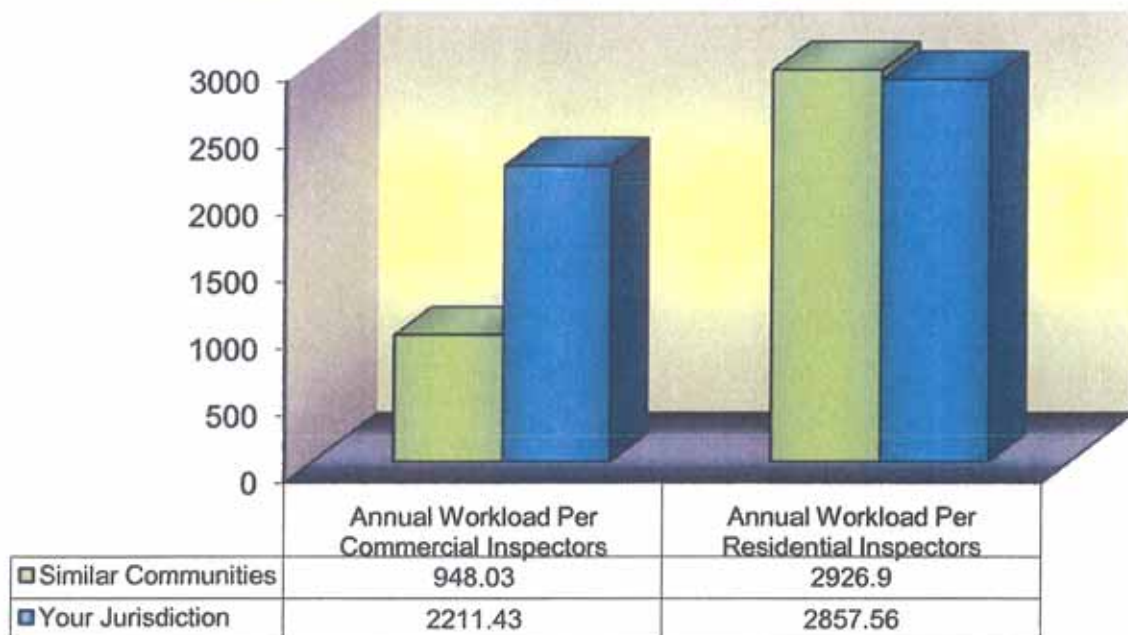


Chart B5-7 Plan Review Staffing Comparison of Communities Issuing Similar Number of Permits

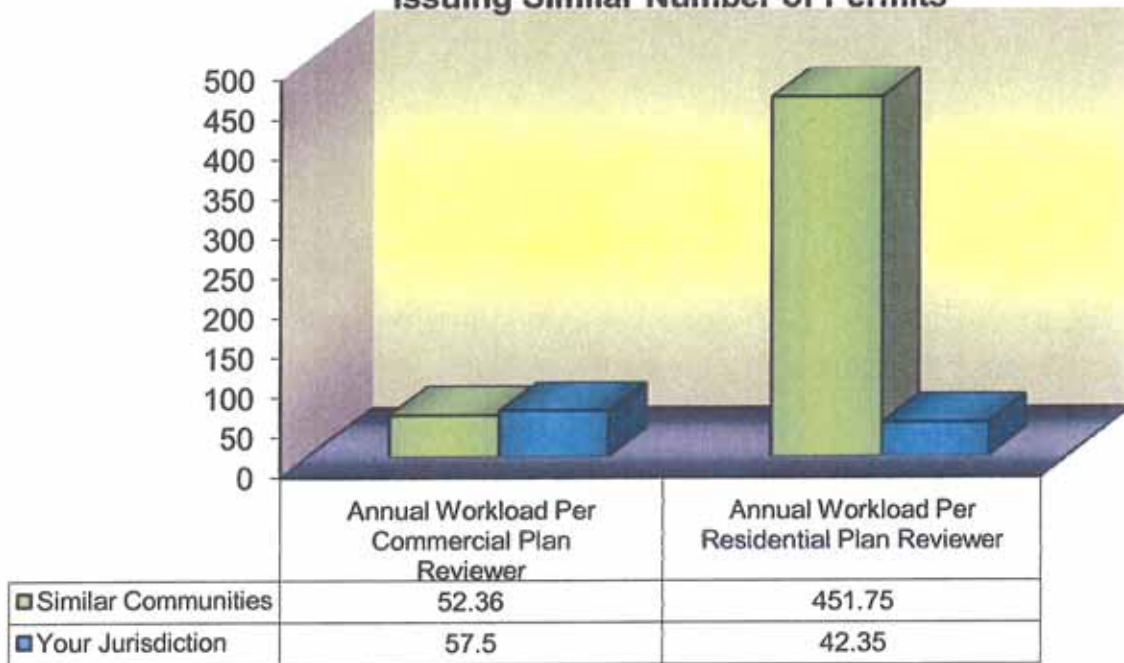


Chart B5-8 Inspection Staffing Comparison of Communities Issuing Similar Number of Permits

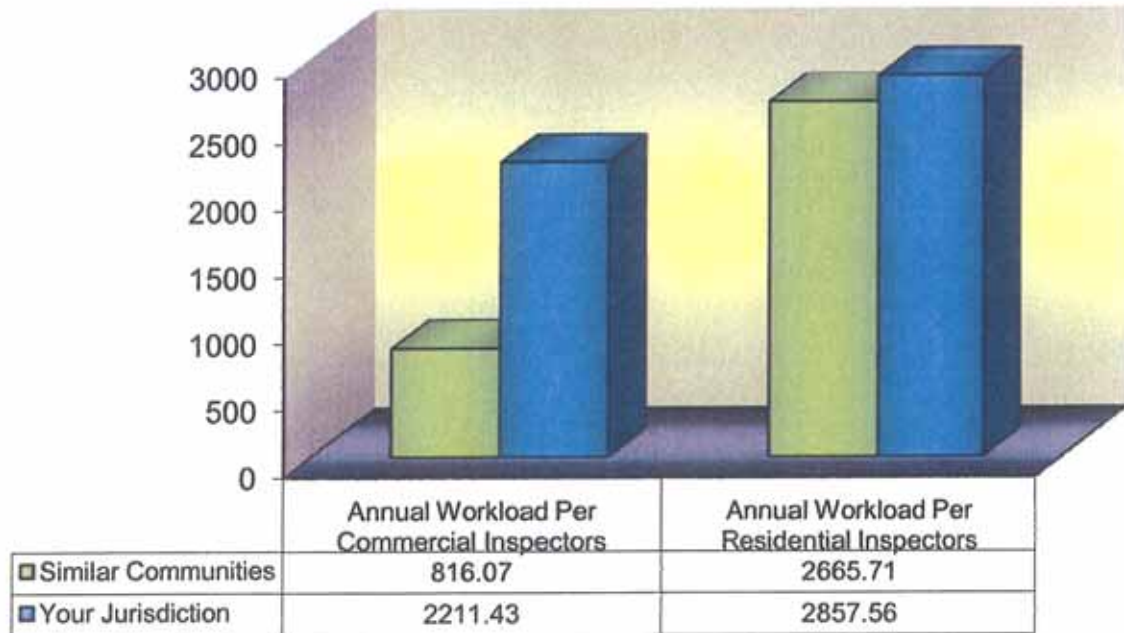


Chart B5-9 Plan Review Staffing Comparison of Communities Conducting Similar Number of Inspections

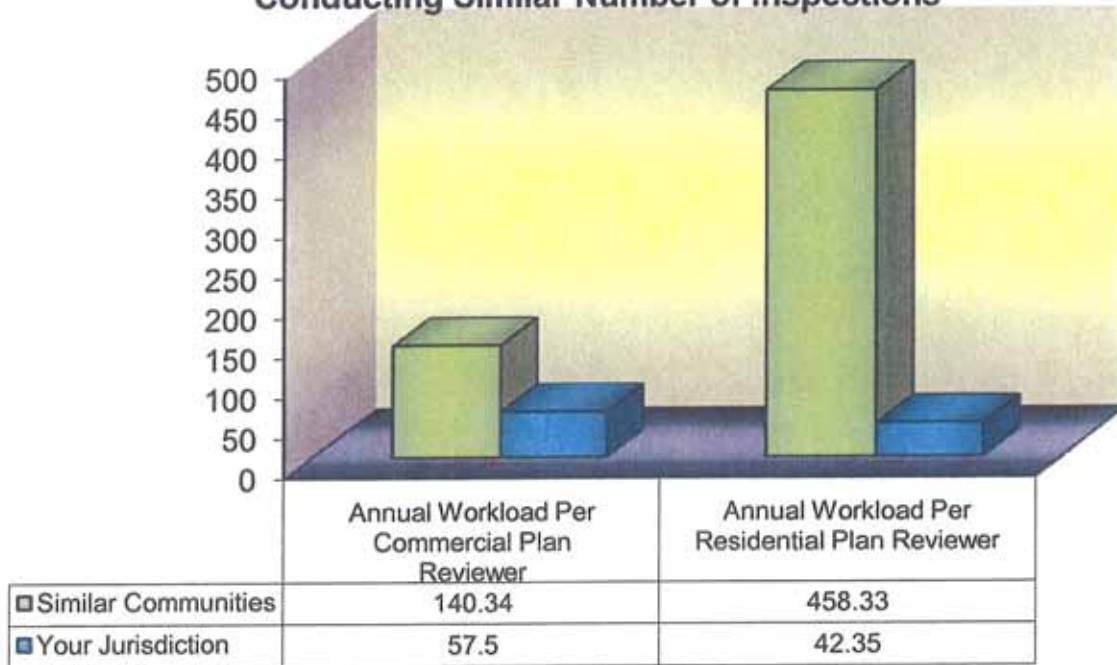


Chart B5-10 Inspector Staffing Comparison of Communities Conducting Similar Number of Inspections

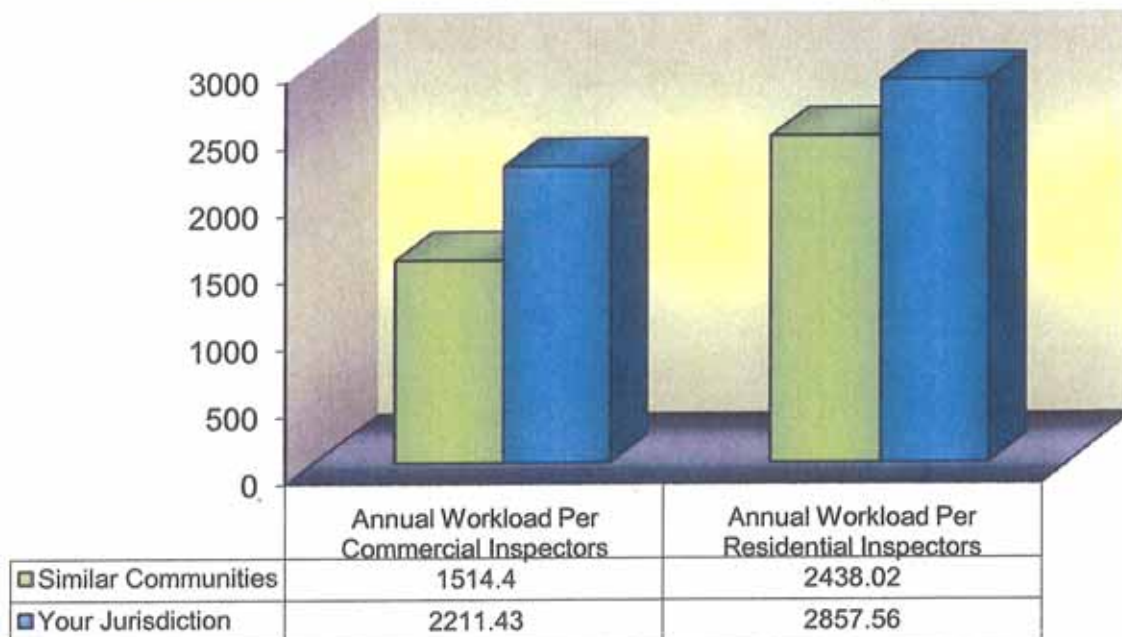


Chart B5-11 Plan Review Staffing Comparison of Communities Conducting Similar Number of Plan Reviews

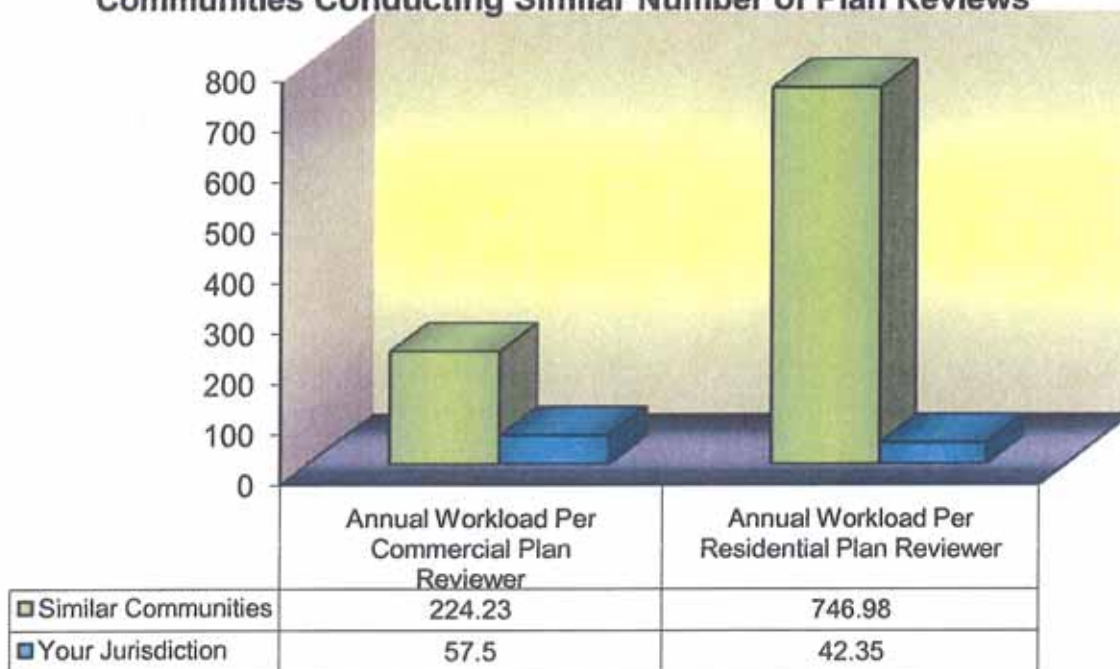


Chart B5-12 Inspector Staffing Comparison of Communities Conducting Similar Number of Plan Reviews

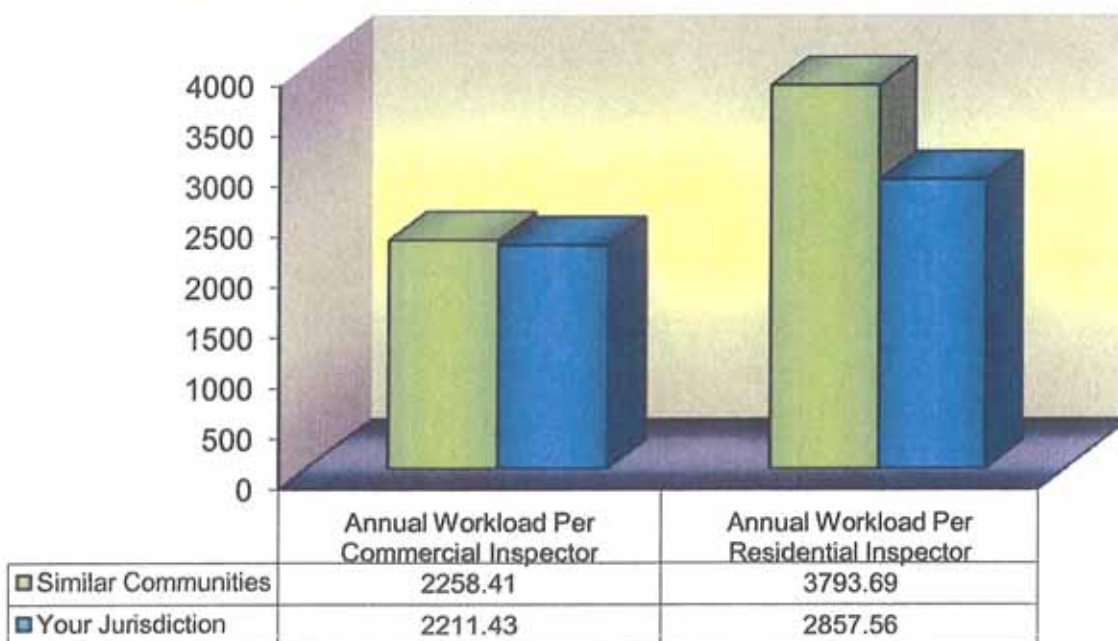


Chart B5-13 Plan Reviewer Staffing Comparison of Communities Issuing Similar Number of Permits Per Square Mile

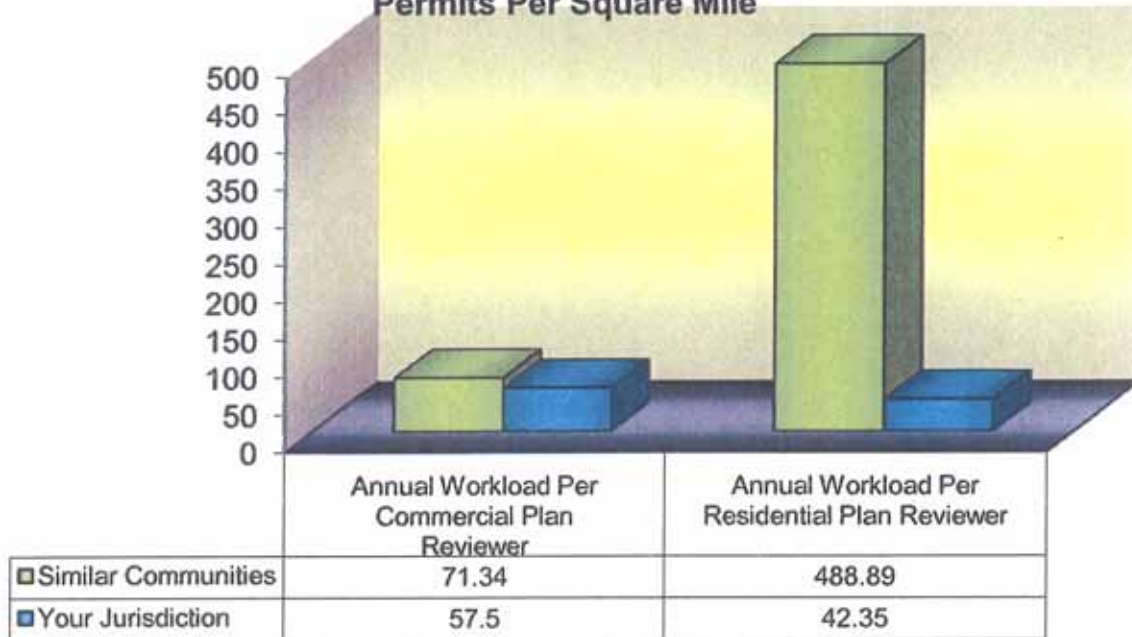
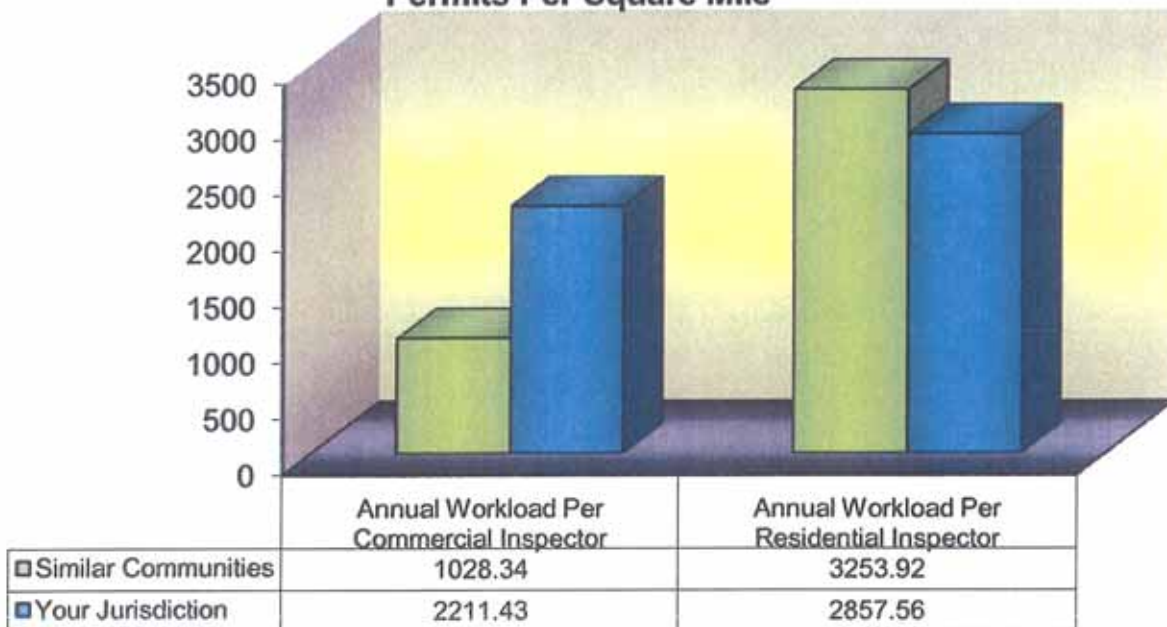


Chart B5-14 Inspector Staffing Comparison of Communities Issuing Similar Number of Permits Per Square Mile



Section 6 BCEGS™ Points Analysis

ISO has been surveying and evaluating building code adoption and enforcement in communities around the country since 1995. To maintain relevant information the BCEGS™ program is designed to conduct surveys on a 5 year cycle. The information in this section will give you some insight to trends in your jurisdiction, your state and across the country.

Table 6-1 details the points your department earned during the most recent survey as well as the points earned in the previous survey including a comparison of the two. This information may be used to track local trends or pin-point improvement target areas.

Table 6-1

Building Code Effectiveness Grading Point Comparison

| | Point Totals | | | | | Difference | |
|---|-----------------------------|-------|-------------------------------|----------------------------|-----|------------|-------|
| | Current Grading Yr: 2009 | | Maximum Points Possible | Previous Grading Yr: No | | | |
| | Com | Res | | Com | Res | Com | Res |
| Section I - Administration of Codes | 44.84 | 44.84 | | 0 | 0 | 44.84 | 44.84 |
| Section 105 - Adopted Building Codes | 8 | 8 | 8.00 | 0 | 0 | 8 | 8 |
| Section 108 - Additional Adopted Codes | 4 | 4 | 4.00 | 0 | 0 | 4 | 4 |
| Section 110 - Modification to Adopted Codes | 4 | 4 | 4.00 | 0 | 0 | 4 | 4 |
| Section 112 - Method of Adoption | 0 | 0 | 1.00 | 0 | 0 | 0 | 0 |
| Section 115 - Training | 8.94 | 8.94 | 13.00 | 0 | 0 | 8.94 | 8.94 |
| Section 120 - Certification | 11.01 | 11.01 | 12.00 | 0 | 0 | 11.01 | 11.01 |
| Section 125 - Building Official's Qualification / Exp / Education | 2.5 | 2.5 | 4.00 | 0 | 0 | 2.5 | 2.5 |
| Section 130 - Selection Procedure for Building Official | 0.25 | 0.25 | 0.50 | 0 | 0 | 0.25 | 0.25 |
| Section 135 - Design Professionals | 1.25 | 1.25 | 2.00 | 0 | 0 | 1.25 | 1.25 |
| Section 140 - Zoning Provisions | 1 | 1 | 1.00 | 0 | 0 | 1 | 1 |
| Section 145 - Contractor / Builder Licensing & Bonding | 1 | 1 | 1.00 | 0 | 0 | 1 | 1 |
| Section 150 - Designer Licensing Violation Reporting | 0 | 0 | 0.50 | 0 | 0 | 0 | 0 |
| Section 155 - Public Awareness Programs | 2.19 | 2.19 | 2.50 | 0 | 0 | 2.19 | 2.19 |
| Section 160 - Participation in Code Development Activities | 0.5 | 0.5 | 0.50 | 0 | 0 | 0.5 | 0.5 |
| Section 165 - Administrative Policies & Procedures | 0.2 | 0.2 | 0.50 | 0 | 0 | 0.2 | 0.2 |

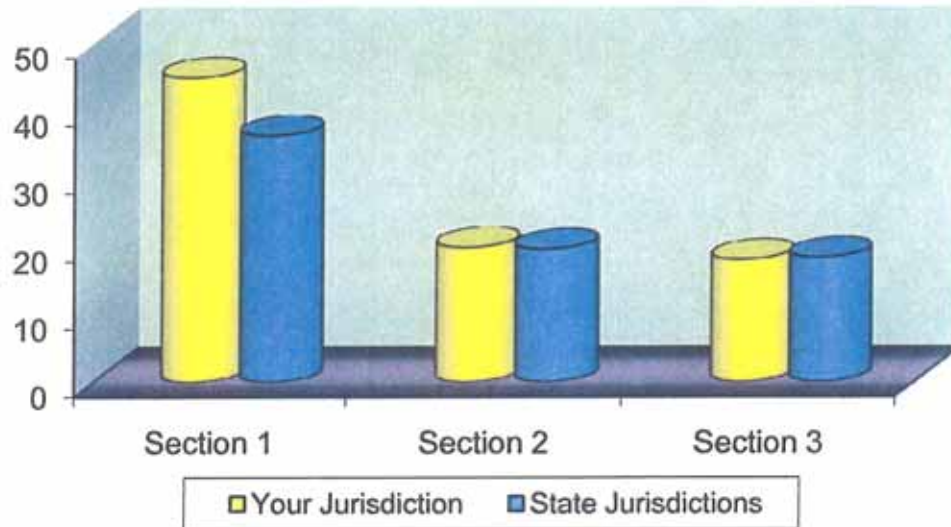
Building Code Effectiveness Grading Point Comparison (continued)

| | Point Totals | | | | | | |
|---|-----------------------------|-------|-------------------------------|----------------------------|------|------------|-------|
| | Current Grading Yr: 2009 | | Maximum Points Possible | Previous Grading Yr: No | | Difference | |
| | Com | Res | | Com | Res | Com | Res |
| Section II - Plan Review | 19.83 | 19.83 | | 0 | 0 | 19.83 | 19.83 |
| Section 205 - Existing Staffing | 7.83 | 7.83 | 9.00 | 0 | 0 | 7.83 | 7.83 |
| Section 210 - Experience of Personnel | 1 | 1 | 1.50 | 0 | 0 | 1 | 1 |
| Section 215 - Detail of Plan Review | 10 | 10 | 11.50 | 0 | 0 | 10 | 10 |
| Section 220 - Performance Evaluation for Quality | 1 | 1 | 1.00 | 0 | 0 | 1 | 1 |
| Section III - Field Inspection | 18 | 16.45 | | 0 | 0 | 18 | 16.45 |
| Section 305 - Existing Staffing | 6.75 | 5.2 | 9.00 | 0 | 0 | 6.75 | 5.2 |
| Section 310 - Experience of Personnel | 2.6 | 2.6 | 3.00 | 0 | 0 | 2.6 | 2.6 |
| Section 315 - Manage Inspection and Re-inspection activity | 0 | 0 | 1.00 | 0 | 0 | 0 | 0 |
| Section 320 - Inspection Checklist | 0.75 | 0.75 | 2.00 | 0 | 0 | 0.75 | 0.75 |
| Section 325 - Special Instructions | 0.9 | 0.9 | 1.00 | 0 | 0 | 0.9 | 0.9 |
| Section 330 - Inspections for Natural Hazard Mitigation | 1.5 | 1.5 | 1.50 | 0 | 0 | 1.5 | 1.5 |
| Section 335 - Final Inspections | 2.5 | 2.5 | 2.50 | 0 | 0 | 2.5 | 2.5 |
| Section 340 - Certificate of Occupancy | 2 | 2 | 2.00 | 0 | 0 | 2 | 2 |
| Section 345 - Performance Evaluation for Quality Assurance | 1 | 1 | 1.00 | 0 | 0 | 1 | 1 |
| Subtotal: | 82.67 | 81.12 | 100.00 | 0.00 | 0.00 | 82.67 | 81.12 |
| The final score is determined by a relationship between Item 105 and the balance of the scoring. | | | | | | | |
| Final Score: | 82.67 | 81.12 | 100.00 | 0.00 | 0.00 | 82.67 | 81.12 |

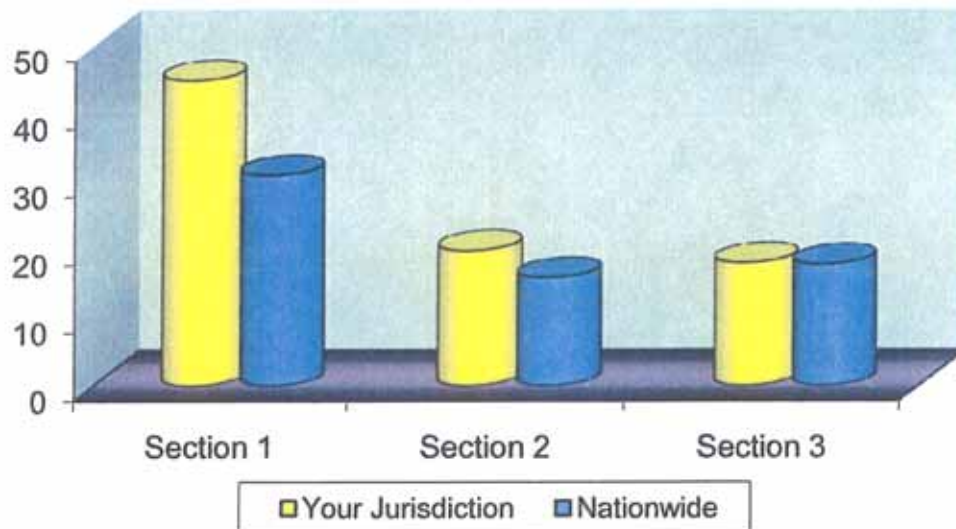
Benchmarking Information

Charts B6-1 through B6-4 compared the points earned by your department to the points earned by other departments in your state and across the country. The charts are broken down by commercial and residential as well as by section. You may use Table 6-1 as a guide for how points are earned in each section.

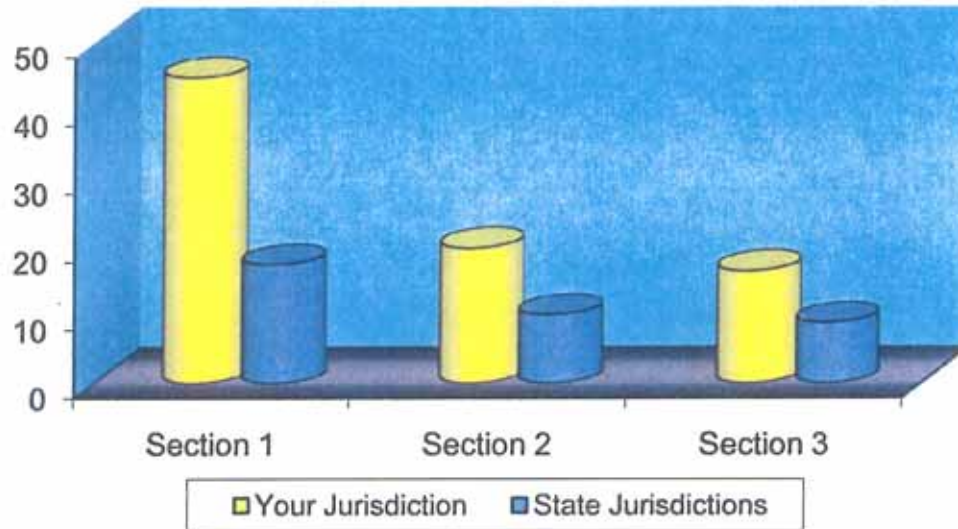
B6-1 Commercial Points Scored Compared to Your State



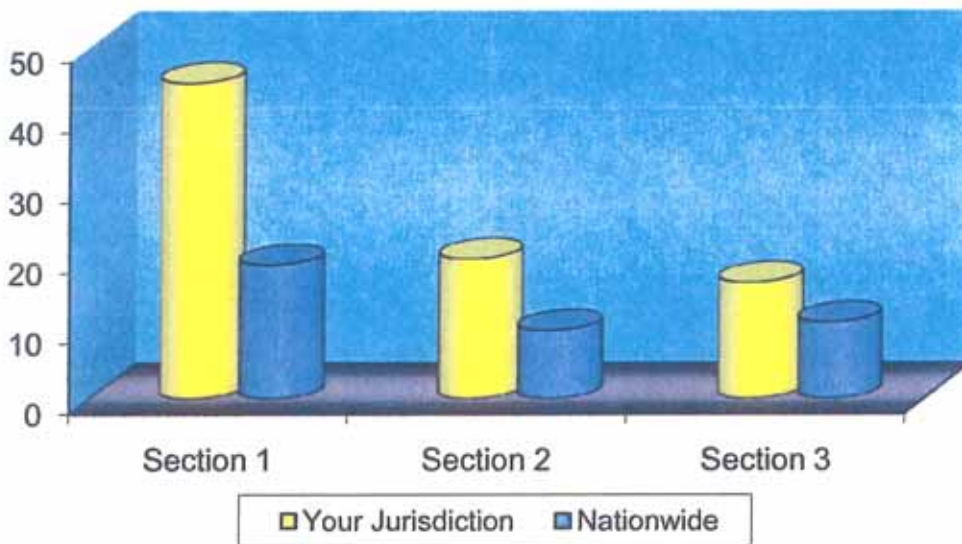
B6-2 Commercial Points Scored Compared Nationwide



B6-3 Residential Points Scored Compared to Your State



B6-4 Residential Points Scored Compared Nationwide



The following four charts represent the variation of classifications uncovered during the many BCEGS™ surveys ISO conducts each year. The charts compare the classification a community received in its previous evaluation to the evaluations conducted during the year indicated. Classifications are broken down by personal (residential) class, and commercial class. The results are grouped so that the first two charts (6-5 & 6-6) represent regions where seismic concerns are the major issue; while the second pair of charts represents regions where hurricane concerns represent the most prevalent natural hazard potential.

Chart 6-5 residential classification variations in the seismic region

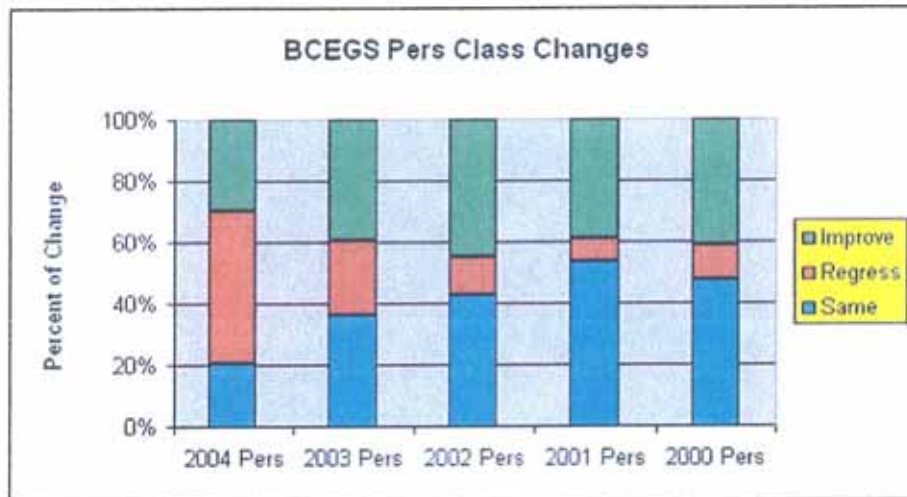


Chart 6-6 commercial classification variations in the seismic region

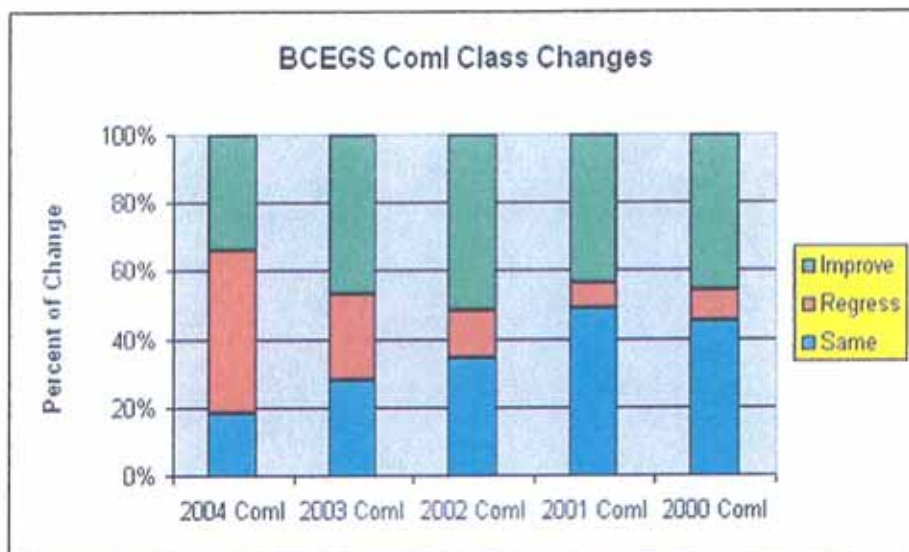


Chart 6-7 residential classification variation in the hurricane region

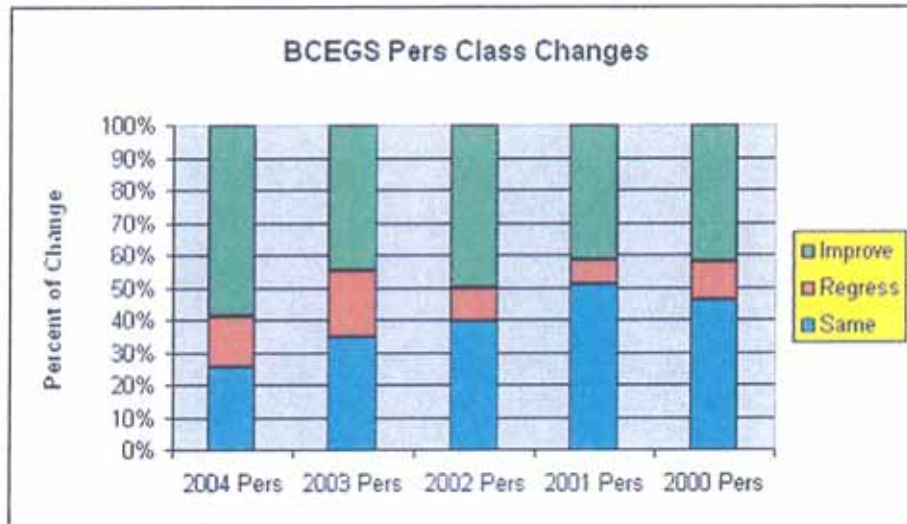
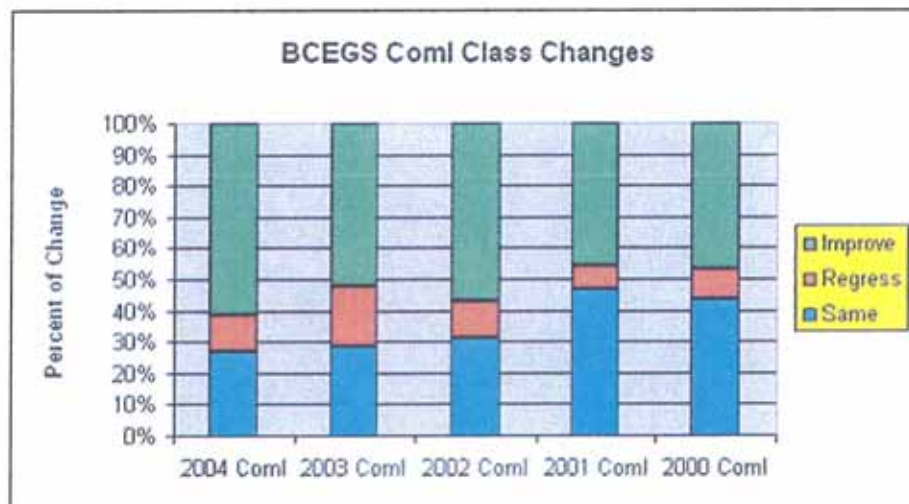


Chart 6-8 commercial classification variation in the hurricane region



Section 7 Natural Hazards

Different parts of the country are subject to a variety of potential natural hazards. The map below is an overview of those potentials:

Map 7-1



In cooperation with AIR (an ISO company) we have prepared the following hazard report using the municipal building address you supplied during the survey meeting. A full explanation of how to read and interpret the following profiles can be found in Appendix A.

Single Location Hazard Profile

Location Name:

Entered Address: 221 West Pine Street, Lodi, CA 95240
Latitude: 38.134326° North
Longitude: -121.275382° East

Catastrophe Hazard Information

Matched Address: 221 W PINE ST, LODI, SAN JOAQUIN County, CA 95240
Geocode Match: Exact Address
Latitude: 38.134326° North
Longitude: -121.275382° East

More Maps: -- select a map --

[View Map](#)

[Disclaimer](#)

[Google™ Earth](#)



Hurricane Profile

A Hurricane Profile is not available.

Severe Thunderstorm Profile

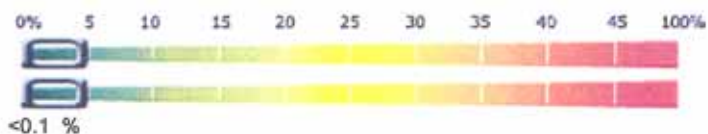
Risk

(Percentage Loss)

100-year loss level:

250-year loss level:

Average Annual Loss:



Relative Risk

(Percentile)



within county:



within state:



Hazard Information

Tornado: Very High/High /Moderate /Low / **Very Low**Hail Storm: Very High/High /Moderate /Low / **Very Low**Straight-line Wind: Very High/High /Moderate /Low / **Very Low**

Nearest Historical Tornadoes

| Date | Distance (mi) | Intensity (Fujita Scale) |
|------------------|---------------|--------------------------|
| April 27, 1953 | 36.67 | 2 |
| February 7, 1978 | 40.20 | 2 |
| April 19, 1988 | 7.24 | 1 |
| May 31, 1967 | 11.43 | 1 |
| March 22, 1983 | 40.66 | 1 |

Nearest Historical Hail Storms

| Date | Distance (mi) | Intensity by Average Hail Size (in) |
|----------------|---------------|-------------------------------------|
| May 18, 1994 | 17.74 | 0.8-1.3 |
| May 18, 1994 | 25.30 | 0.8-1.3 |
| May 18, 1994 | 38.72 | 0.8-1.3 |
| May 18, 1994 | 39.52 | 0.8-1.3 |
| April 25, 1959 | 17.90 | <0.8 |

Nearest Historical Straight-Line Wind Storms

| Date | Distance (mi) | Intensity by Average Wind Speed (mph) |
|-------------------|---------------|---------------------------------------|
| December 22, 1996 | 31.51 | 70-80 |
| April 8, 2005 | 39.59 | 60-70 |
| February 28, 1988 | 29.75 | 60-70 |
| February 5, 1978 | 47.56 | 50-60 |
| February 28, 1988 | 34.33 | 50-60 |

Winter Storm Profile

Risk

(Percentage Loss)

0% 5 10 15 20 25 30 35 40 45 100%

100-year loss level:



250-year loss level:



Average Annual Loss:

<0.1 %

Relative Risk

(Percentile)

0% 10 20 30 40 50 60 70 80 90 100%

within county:



within state:



Hazard Information

Wind Frequency: Very High / High / Moderate / Low / **Very Low**Snow Frequency: Very High / High / Moderate / Low / **Very Low**

Earthquake Profile

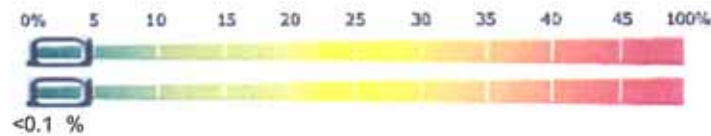
Risk

(Percentage Loss)

100-year loss level:

250-year loss level:

Average Annual Loss:



Relative Risk

(Percentile)

within county:

within state:



Earthquake Information

CA DOI Zone:

G

Liquefaction Potential:

Very High/High /Moderate /Low / **Very Low**

Landslide Zone:

Alquist-Priolo Fault Zone:

No

Soil Type:

Stiff clay and Sandy soil(firm soil)

Intensity by Probability of Exceedance (PE):

Modified Mercalli Intensity

30 Year PE

| VI | VII | VIII | IX | X | XI | XII |
|--------|--------|-------|-------|-------|----|-----|
| 19.05% | 10.68% | 3.58% | 0.79% | 0.08% | 0% | 0% |

Intensity by Return Period:

Return Period

Modified Mercalli Intensity

| 100 Year | 200 Year | 250 Year | 475 Year |
|----------|----------|----------|----------|
| 3.9 | 6.5 | 6.9 | 7.5 |

Fault Information

| Name | Distance To Fault (mi) | Fault Length (mi) | Characteristic Event (magnitude) | Return Period (years) |
|----------------------|---------------------------|----------------------|-------------------------------------|--------------------------|
| Greenville Fault | 35.42 | 45.36 | 6.90 | 520 |
| Great Valley 7 Fault | 30.77 | 27.96 | 6.70 | 621 |
| Great Valley 6 Fault | 26.70 | 27.96 | 6.70 | 621 |
| Great Valley 4 Fault | 35.32 | 26.10 | 6.60 | 471 |
| Great Valley 5 Fault | 25.97 | 17.40 | 6.50 | 500 |

Historical Earthquakes

| Name | Date | Magnitude | Epicentral Distance (mi) | Epicentral Depth (mi) |
|---------|-------------------|-----------|-----------------------------|--------------------------|
| Unnamed | October 21, 1868 | 6.80 | 54.03 | N/A |
| Unnamed | June 10, 1836 | 6.80 | 55.40 | 6 |
| Unnamed | April 19, 1892 | 6.40 | 43.38 | N/A |
| Unnamed | November 26, 1858 | 6.10 | 55.51 | N/A |
| Unnamed | May 19, 1889 | 6.00 | 35.21 | N/A |

Flood Profile

Flood Information

Source: Q3 FIRM

Flood Zone: 500-Year Flood Zone

FEMA Flood Zone: X500 Flood Zone

Elevation: 50 - 75 feet above mean sea level

Shortest Distance to:

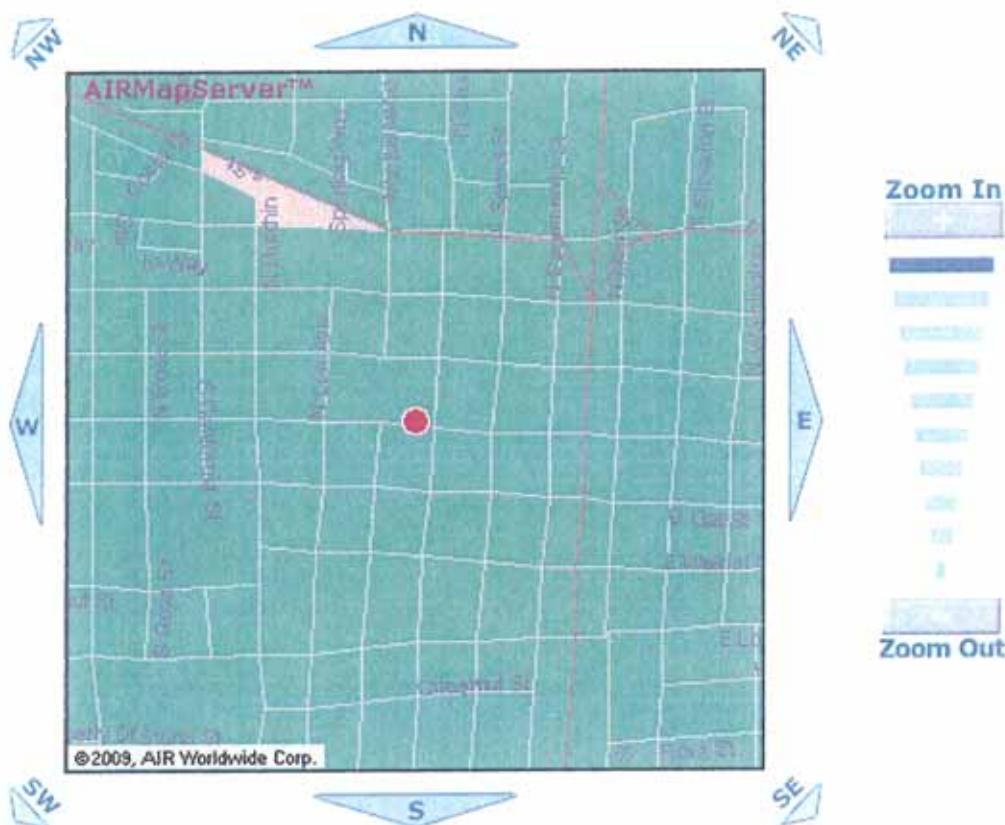
Water Body: More than 5 miles

100 Year Flood Plain: 0.8 miles

500 Year Flood Plain: 0.5 miles

Flood Zones

| | |
|---------------|-------|
| Unknown | D |
| Outside | X |
| | OUT |
| 500-year | X500 |
| | 500IC |
| 100-year | 100IC |
| | A |
| | AE |
| | AO |
| | AH |
| | IN |
| | V |
| | VE |
| | AOVEL |
| | A99 |
| | AR |
| | FPQ |
| Channel banks | FWC |
| Water body | UNDES |
| No data | ANI |



The data provided in the CATStation Flood Profile is based on Digital Q3 Flood Data compiled by FEMA. The Digital Q3 Flood Data has not been modified in any way by AIR. Digital Q3 Flood Data is developed by FEMA by scanning existing hardcopy Flood Insurance Rate Maps (FIRM), vectorizing a thematic overlay of flood risk. More information of Digital Q3 Flood Data can be obtained from [FEMA Map Services Center](#).

The User should note that Digital Q3 Flood Data does not replace existing hardcopy FIRM or Digital FIRM. Digital Q3 Flood Data does not provide base flood elevation information and it contains only certain features from existing hardcopy FIRM. Therefore, Digital Q3 Flood Data should be used only as a general guide to a particular location's proximity to Special Flood Hazard Areas (SFHAs).

Terrorism Profile

Terrorism Information

Distance To Nearest Target: 0.7641 miles

Target Type: MEDICAL





This illustration is an aid to understanding the terrorism report information and does not provide an actual representation of the property.

Appendix A – Natural Hazard General Information

AIRProfiler is designed to provide users with vital, peril-specific characteristics of the property location, such as storm surge potential and distance to nearest active fault, as well as risk scores, which are quick measures of the risk and relative risk associated with the property.

This release of *AIRProfiler* includes hurricane profiles for all states in the continental U.S. at risk from hurricanes, as well as earthquake, severe thunderstorm and flood profiles for the forty-eight contiguous states.

- The Address Profile displays important information regarding the accuracy of the look-up for the entered address, the geocode of that address and a street map. The Hurricane Profile provides hurricane risk information for the location as well as other related hazards including storm surge potential and distance to nearest historical hurricane track.
- The Earthquake Profile, in addition to showing risk level and ranking, shows susceptibility of the location to different hazards. Those hazards include liquefaction, landslide potential, and fault zone information.
- The Flood Profile provides the proximity of a location to one of five flood zone categories as well as the location's distance to various flood plain boundaries based on FEMA Digital Q3 flood data.
- The Severe Thunderstorm Profile provides information about risk from tornado, hail, and straight-line windstorms for a given location, including distance to nearest historical storms and annual frequency.

Based on the address information provided, *AIRProfiler*® displays the corrected and standardized address following USPS® rules and guidelines, as well as the geocode (latitude and longitude), county, and ZIP Code of the location. *AIRProfiler* performs a look-up in the LOCATION™ database. The hazard is then assessed based on an exact address or ZIP Code match.

AIR's geocoding algorithm, based on the TIGER® geographical database, is used to convert the location address entered by the user into the corresponding latitude and longitude. Depending on the address match, either the exact geocode, or the geocode of the appropriate ZIP Code centroid, is used for assessing the risk.

- The Address Profile also provides a street map of the location.

Given a location, the **loss** potential from specific perils is represented by various risk scores. Risk scores are determined by performing a **loss** analysis on a typical residential building at that location. The analysis is performed using AIR's state-of-the-art modeling technologies. Note that content and time element (**loss** of use) calculations are excluded from the analysis. Based on this analysis of the location, *AIRProfiler*® provides two sets of scores:

| Low Risk | | Moderate Risk | | | | High Risk | | | Very High Risk |
|----------|-------|---------------|--------|--------|--------|-----------|--------|--------|----------------|
| <5% | 5-10% | 10-15% | 15-20% | 20-25% | 25-30% | 30-35% | 35-40% | 40-45% | >45% |

Relative Risk Scores. In addition to the risk score of a given location, *AIRProfiler* also displays the location's relative risk by county and state. Relative risk ranks the **loss** potential of a location with respect to the loss potential of other locations in the county or state. The format of the ranking is based on percentile values from 10% to 100% percent.

The *AIRProfiler*® Hurricane Profile provides users with information about the hurricane risk potential for a specific location. Risk scores for 100-year, 250-year and annual average losses, as well as relative risk ranking within county and state, are displayed. The profile also displays the following hurricane risk information:

- Storm surge potential
- Distance to coast
- Elevation
- Terrain/Land use
- Intensity and nearest distance to historical storm track for nearest historical hurricanes

In addition to strong winds and tides, storm surge can pose significant danger to life and property during hurricanes. Storm surge is caused by winds pushing water toward the shore. When combined with high tide, storm surge can cause an increase in the mean water level and so result in severe flooding and substantial property **loss**. The densely populated Atlantic and Gulf coastlines that lie less than ten feet above mean sea level are particularly vulnerable to storm surge.

The *AIRProfiler*® Hurricane Report indicates whether or not the property is at risk from storm surge.

The *AIRProfiler*[®] Earthquake Profile provides users with information about the earthquake risk potential for a specific location. Risk scores for 180-year, 258-year and average annual losses, as well as relative risk ranking within county and state, are displayed. The profile also displays the following risk information:

- The California Department of Insurance (DOI) zone
- Liquefaction potential
- Landslide zone
- Earthquake fault (Alquist-Priolo) zone
- Soil type
- Seismicity
- Fault information
- Historical earthquakes

When seismic waves pass through water-saturated, loosely packed sandy soils, contact pressure between the individual grains is lost. The grains become more densely configured, causing pore pressure to increase. If drainage is inadequate, what was once solid ground now behaves as a dense fluid, incapable of supporting buildings. Structures that may have survived the effects of shaking can deform, tilt or sink. They may remain structurally intact, but have become unusable and unsalvageable.

Liquefaction risk at a given site is represented by that site's potential to experience damage resulting from liquefaction. Liquefaction potential is a measure of a soil's susceptibility to liquefaction combined with a location's level of earthquake risk. AIR applies standard methodologies used by the Division of Mines and Geology (DMG), United States Geological Survey (USGS), to calculate liquefaction potential. The *AIRProfiler*[®] Earthquake Profile describes a location's liquefaction potential by one of five levels: very high, high, moderate, low, or very low.

The underlying soil type may have a determining effect on potential earthquake damage to structures. Certain types of soils, such as soft soils, are capable of amplifying seismic waves, hence causing more severe damage. Also, some types of soil, such as bay mud, sandy soil, and stiff to soft soil, are also more susceptible to liquefaction. Soil is classified according to its mechanical properties.

The *AIRProfiler*[®] Earthquake Profile for a particular location uses ten soil type classifications:

- Hard rock
- Rock
- Very dense soil
- Stiff soil
- Soft soil
- Rock to very dense soil
- Very dense to stiff soil
- Stiff to soft soil
- Bay mud Water

One measure of earthquake intensity is the level of ground shaking at any particular location. Over the years, several intensity scales have been proposed, but the Modified Mercalli Intensity (MMI) scale is the most commonly used, especially in the United States. The MMI scale describes the intensity of an earthquake based on human reaction and observed damage to natural and man-made structures. This is useful because it allows for an attribution of intensity to events that occurred prior to the advent of modern measuring devices, as well as in instances in modern times where those devices were not available. The drawback to this standard of measure is that the MMI scale is highly subjective. The following table lists the MMI scales and definitions.

| MMI | Definition |
|-------|--|
| I. | People do not feel any movement. |
| II. | A few people might notice movement if they are at rest and/or on the upper floors of tall buildings. |
| III. | Many people indoors feel movement. Hanging objects swing back and forth. People outdoors might not realize that an earthquake is occurring. |
| IV. | Most people indoors feel movement. Hanging objects swing. Dishes, windows and doors rattle. The earthquake feels like a heavy truck hitting the walls. A few people outdoors may feel movement. Parked cars rock. |
| V. | Almost everyone feels movement. Sleeping people are awakened. Doors swing open or close. Dishes are broken. Pictures on the wall move. Small objects move or are turned over. Trees might shake. Liquids might spill out of open containers. |
| VI. | Everyone feels movement. People have trouble walking. Objects fall from shelves. Pictures fall off walls. Furniture moves. Plaster in walls might crack. Trees and bushes shake. Damage is slight in poorly built buildings. No structural damage. |
| VII. | People have difficulty standing. Drivers feel their cars shaking. Some furniture breaks. Loose bricks fall from buildings. Damage is slight to moderate in well-built buildings; considerable in poorly built buildings. |
| VIII. | Drivers have trouble steering. Houses that are not bolted down might shift on their foundations. Tall structures such as towers and chimneys might twist and fall. Well-built buildings suffer slight damage. Poorly built structures suffer severe damage. Tree branches break. Hillsides might crack if the ground is wet. Water levels in wells might change. |
| IX. | Well-built buildings suffer considerable damage. Houses that are not bolted down move off their foundations. Some underground pipes are broken. The ground cracks. Reservoirs suffer serious damage. |
| X. | Most buildings and their foundations are destroyed. Some bridges are destroyed. Dams are seriously damaged. Large landslides occur. Water is thrown on the banks of canals, rivers, lakes. The ground cracks in large areas. Railroad tracks are bent slightly. |
| XI. | Most buildings collapse. Some bridges are destroyed. Large cracks appear in the ground. Underground pipelines are destroyed. Railroad tracks are badly bent. |
| XII. | Almost everything is destroyed. Objects are thrown into the air. The ground moves in waves or ripples. Large amounts of rock may move. |

The data presented in *AIRProfiler*[®] is developed by calculating MMI values for each location. It incorporates all potential seismic sources, the distance of those sources from the location of interest, and local site conditions. Because MMI is considered as a measure of what the ground is doing during an earthquake, rather than an index of damage to structures, damageability of building at the site is not included in the calculation. Those who are more interested in damage estimation should refer to 100- and 250-year loss levels.

The MMI values are represented in two ways in the Earthquake Profile:

- Intensity by PE (probability of exceedance)
- Intensity by Return Period

The first representation, defined by probability of exceedance, is the probability that at least one event of that MMI will occur within 30 years. The second representation, based on return period, depicts the maximum intensity of an event that is likely to occur within the designated return period; that is, the intensity corresponds to the maximum event that is likely to occur within the return period displayed.

Proximity to an active fault is an important indication of seismicity for a specific location. The *AIRProfiler*[®] Earthquake Profile displays the property's distance to the nearest known active faults. Important characteristics of these faults are displayed, including fault length, and the magnitude and frequency of the "characteristic" event associated with that fault. (Scientists believe that many faults tend to produce earthquakes of a particular size, or magnitude, that is "characteristic" of that particular fault, and that occur with a particular frequency, or recurrence rate).

The AIRProfiler[®] Flood Profile provides users with information about the flood risk potential for a specific location. Each location is characterized by its proximity to one of five flood zone categories as follows:

- Water body: Includes large lakes and rivers
- 100-year flood plain: Areas where there is 1% chance of being flooded
- 500-year flood plain: Areas where there is 0.2% chance of being flooded
- Outside flood plain: Areas outside of water body, 100- and 500-year flood plains
- No data: Areas where there is no data available

The proximity of the location to FEMA defined flood zones is also provided:

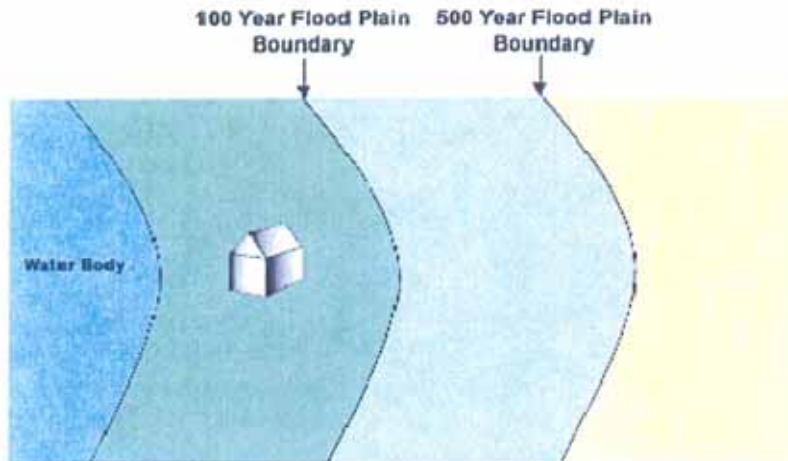
| FEMA Zone | Description |
|-----------|--|
| V | An area inundated by 100-year flooding with velocity hazard (wave action); no BFE*s have been determined. |
| VE | An area inundated by 100-year flooding with velocity hazard (wave action); BFEs have been determined. |
| A | An area inundated by 100-year flooding, for which no BFEs have been determined. |
| AE | An area inundated by 100-year flooding, for which BFEs have been determined. |
| AO | An area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet. |
| AOVEL | An alluvial fan inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average flood depths and velocities have been determined; flood depths range from 1 to 3 feet. |
| AH | An area inundated by 100-year flooding (usually an area of ponding), for which BFEs have been determined; flood depths range from 1 to 3 feet. |
| A99 | An area inundated by 100-year flooding, for which no BFEs have been determined. This is an area to be protected from the 100-year flood by a Federal flood protection system under construction. |
| D | An area of undetermined but possible flood hazards. |
| AR | An area inundated by flooding, for which BFEs or average depths have been determined. This is an area that was previously, and will again, be protected from the 100-year flood by a Federal flood protection system whose restoration is federally funded and underway. |
| X500 | An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding. |
| X | An area that is determined to be outside the 100- and 500-year floodplains. |
| 100IC | An area where the 100-year flooding is contained within the channel banks and the channel is too narrow to show to scale. An arbitrary channel width of 3 meters is shown. BFEs are not shown in this area, although they may be reflected on the |

| | |
|-----------------------------|--|
| | corresponding profile. |
| 500IC | An area where the 500-year flooding is contained within the channel banks and the channel is too narrow to show to scale. An arbitrary channel width of 3 meters is shown. |
| FWIC | An area where the floodway is contained within the channel banks and the channel is too narrow to show to scale. An arbitrary channel width of 3 meters is shown. BFEs are not shown in this area, although they may be reflected on the corresponding profile. |
| FPQ | An area designated as a "Flood Prone Area" on a map prepared by USGS and the Federal Insurance Administration. This area has been delineated based on available information on past floods. This is an area inundated by 100-year flooding for which no BFEs have been determined. |
| IN | An area designated as within a "Special Flood Hazard Area" (or SFHA) on a FIRM. This is an area inundated by 100-year flooding for which BFEs or velocity may have been determined. No distinctions are made between the different flood hazard zones that may be included within the SFHA. These may include Zones A, AE, AO, AH, A99, AR, V, or VE. |
| OUT | An area designated as outside a "Special Flood Hazard Area"(or SFHA) on a FIRM. This is an area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; an area protected by levees from 100-year flooding; or an area that is determined to be outside the 100- and 500-year floodplains. No distinctions are made between these different conditions. These may include both shaded and unshaded areas of Zone X. |
| ANI | An area that is located within a community or county that is not mapped on any published FIRM. |
| UNDES | A body of open water, such as a pond, lake, ocean, etc., located within a community's jurisdictional limits, that has no defined flood hazard. |
| *BFE = Base Flood Elevation | |

The Flood Profile provides the shortest distance of the location to the various flood plain boundaries. Three types of distance measurement is provided:

- Shortest distance to the boundary of water body
- Shortest distance to the boundary of 100-year flood plain
- Shortest distance to the boundary of 500-year flood plain

The following map illustrates the way distance from flood plain boundaries are calculated:



The *AIRProfiler*® Severe Thunderstorm Profile provides users with information about the severe thunderstorm risk potential for a specific location. The Severe Thunderstorm Profile includes risks due to tornado, hail, and straight-line wind. Risk scores for 100-year, 250-year and annual average losses, as well as relative risk ranking within county and state, are displayed. The profile also displays the following risk information:

Annual Frequency

This field represents the annual frequency of occurrence for tornado, hail, and straight-line windstorms. A qualitative description of the frequency (very high, high, moderate, low, or very low) is displayed.

Historical Severe Thunderstorms

In this section of the Severe Thunderstorm Profile, *AIRProfiler* identifies information on the five most severe tornado, hail, and straight-line wind events within 50 miles of the given location. The following characteristics are displayed: year, date, distance from location, and intensity. The description of intensity varies by peril. For tornadoes, the Fujita scale is used. The intensity of hailstorms is measured by average hailstone size and the intensity of straight-line windstorms is derived from a measurement of maximum wind speed.

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A description of the listed hazards follows:

- A. **Brush and Forest Fires:** Areas with heavy vegetation and a dry season can be subject to forest and brush fires. Local building and zoning regulations address this hazard in some areas of the country. Buffer zones which are free from brush and other fuel sources, as well as the use of fire resistive exterior siding and roofing can be utilized to mitigate this hazard.
- B. **Earthquake:** Earthquakes are caused by a tension release from the earth's tectonic plates that causes the ground to shake or vibrate. Most casualties associated with earthquakes are caused by structural failures in buildings and fires caused from electrical shorts and gas leaks. All of the model codes have seismic zones where buildings should be constructed to withstand at least a moderate earthquake. The codes are currently geared towards avoiding a structural collapse. This is a life safety issue and a building can still sustain enough physical damage to render it unusable after the earthquake occurs. Since 1900 earthquakes have occurred in 39 states and caused damage in all 50.
- C. **Floods:** Floods are one of the most common disasters in the United States, and cause damage to thousands of structures annually. Floodplain construction is addressed in most building codes and many zoning regulations. Flood mitigation is addressed through the National Flood Insurance Program which provides insurance credit incentives for complying with FEMA regulations. Flood as a hazard falls outside the scope of the BCEGS program.
- D. **Hail:** Consists of icy pellets of various sizes that are usually associated with thunderstorms or tomadic activity. Large hail can cause substantial damage to roof surfaces. In a typical year the insurance industry pays out \$1.5 Billion in hail damage claims. In rare cases hail has caused structural damage and building collapses. Building codes usually do not address potential damage from hail.
- E. **High Winds:** High strait line winds can occur anywhere in the United States and are caused by pressure and temperature variances in the Earth's atmosphere. High strait line winds are common in thunder storms, in the open plains where there are no obstructions to slow down the wind, in mountainous areas from upslope and downslope wind effects, on the East Coast from "Northeasters", and on the Pacific Coast from Santa Anna winds. Model Code groups have formulated maps based on 50 year mean recurrence intervals. The model codes currently apply the concept of "fastest wind speed" which is determined by an anemometer 33 ft. above the ground in open terrain. The anemometer measures the time it takes for one mile of air to pass its location. Wind maps are not based on potential maximum wind gust, but on "fastest wind speed," which has created confusion in media coverage of storms.
- F. **Hurricane:** This is a tropical low pressure system with a circular wind rotation of 74 mph or greater usually accompanied by rain, lightning, and sometimes tornadoes. These storms have the ability to travel inland for hundreds of miles, maintaining hurricane force winds.
- G. The Saffir-Simpson scale is used to rate the strength of a hurricane from 1 to 5 with 5 being the most severe. The Saffir-Simpson scale uses wind speed and storm surge to rate the hurricane's strength and potential for devastation. Model codes have addressed the probability of hurricanes by creating wind zones that range from 110 mph on barrier islands to 70mph inland. Structures must be designed and built to compensate for the potential

additional stress placed on structures by the wind in these zones. The structural designs must take into account both Positive and Negative Wind Loads. Roof systems must be anchored to the wall systems to resist the wind loads. The wall systems must also be strapped or bolted to the foundation and footing system to create a continuous resistive system. Building codes also address the potential storm surge for coastal construction, by requiring structures to be elevated on pilings.

- H. **Landslide/mudflow/debris flow:** This hazard is more common in, but not limited to mountainous areas. Earthquakes and heavy rains cause landslides. Mudflows and debris flows can be caused by heavy rains as well as volcanic eruptions in areas with snow and ice present. This is usually a localized occurrence, and is more of a zoning than a building code issue.
- I. **Lightning:** All states are subject to lightning in varying degrees. Lightning rods can be installed on structures in high probability areas, but most building codes do not address when lightning rods are required. In a typical year the insurance industry pays out over \$1 Billion in residential lightning damage claims.
- J. **Snow Loads:** This is a concern in snow belt areas in northern states and in mountainous areas. There are snow load maps created by the model code groups that address this situation. Some areas require a minimum roof pitch and higher design factors to compensate for the additional weight imposed on roofs by snow.
- K. **Soil Liquefaction:** This is a seismic concern. There are some soil types which, in the presence of a high enough water table, will take on the physical properties of a liquid when shaken by an earthquake. Buildings constructed in areas subject to liquefaction need to be designed to reduce or eliminate the possibility of uneven settling or tilting during an earthquake.
- L. **Soil Subsidence:** This is the shrinking or settling of soil due to its composition. Some soils compact or shrink excessively and this could cause foundation failure if not compensated for by foundation reinforcement. Some areas are subject to sink holes. These are typically caused by lime deposits being dissolved by underground water.
- M. **Swelling Soils:** This is common in clay based soils that do not drain well and needs to be compensated for by foundation reinforcement. Footings or foundations placed on or within expansive soils need to be designed to resist differential volume changes to prevent structural damage to the supported structure. As an alternative to special design the soil can be removed and replaced or stabilized.
- N. **Tornado:** Tornadoes are formed from mesocyclones or supercell thunderstorms. Tornadoes can strike in many places in the United States, but the greatest probability of tornadic activity is in a corridor from Texas to Wisconsin known as tornado alley. They occur usually in the spring or fall of the year during the late afternoon when the atmosphere is least stable. Tornadoes are measured by the Fujita Scale (F-SCALE), which measures the wind speed and damage potential. The scale ranges from F0 to F5 with F5 being the most severe storm. Damages from a direct hit by the strongest tornadoes cannot be mitigated, but the

collateral damages that occur in surrounding areas can be reduced. The wind provisions of the model codes can help to limit damages from the most common, weaker tornadoes.

- O. **Tsunamis:** (tidal wave) These are large sea waves usually caused by earthquakes or volcanic eruptions, and are most common in the Pacific Ocean. The potential devastation of a Tsunami is enormous, but little is being done to mitigate this hazard. Several Pacific Coast States have enacted zoning regulations to prevent schools and hospitals from being built in low areas subject to tsunamis.
- P. **Volcanoes:** There are numerous dormant and active volcanoes in the Western United States, and the potential danger is catastrophic near these volcanoes. Collateral damage could occur for hundreds of miles. Building codes can do little to address this danger, but some areas require additional roof structure design to compensate for volcanic ash load. Zoning restrictions are a more viable means of mitigation.



Community Development Building & Safety Overview



Role of the Building Department: Keep Lodi Safe

- ❑ Enforce the minimum requirements of State mandated codes.
- ❑ Work with the community to increase awareness and compliance.
- ❑ Have Competent Staff



Role of the Building Department:

- ❑ Enforcement of minimum requirements of the following state mandated codes:
 - Building Code
 - Fire Code
 - Electrical Code
 - Plumbing Code
 - Mechanical Code
 - Energy Code
 - Referenced Standards



Recent Natural Disasters

- ❑ 2010 Earthquake; Haiti: 233,000 deaths
- ❑ 2004 Earthquake and Tsunami; Southeast Asia: 230,000 deaths
- ❑ 2010 Earthquake; Chile: 723 deaths (latest count)
- ❑ 2008 China 69,000 deaths & 2010: 617 deaths (last count)
- ❑ Between 1975 and 1996, natural disasters worldwide cost 3 million lives and affected at least 800 million others.

7.0 Magnitude Earthquake in Haiti



- ❑ Haiti did not have a Building Code in effect.
- ❑ Buildings Collapsed
- ❑ 233,000 people perished.
- ❑ Haiti had not had a severe earthquake in 200 years.

7.2 Magnitude Earthquake in Mexicali



- ❑ Mexicali had a building code in effect for commercial. Not enforced for residential
- ❑ Majority of the structure losses, older commercial & residential.

8.8 Magnitude Earthquake in Chile



- ❑ Chile had a building code in effect.
- ❑ Building was designed to maintain enough structural integrity for occupants to escape.
- ❑ 723 people perished (at last count)



What About Lodi?

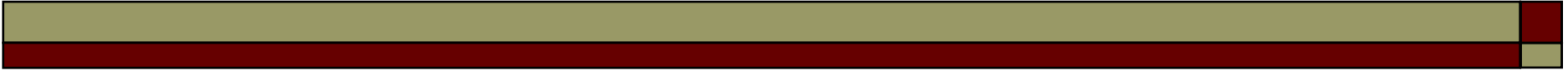
- ❑ Lodi has not had a major seismic event in over 100 years.
- ❑ However, there have been 6 seismic events of 6.0 magnitude or greater in the Lodi area in the past 175 years.



□ We work with Tenants, Designers, Architects, and Engineers

□ We work for Building Owners and the Citizens of Lodi

We ensure their projects meet minimum State mandated codes which are designed to ensure public safety

- 
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- ❑ The City of Lodi Building Department was evaluated by the Insurance Services Office (ISO) in December 2009
 - ❑ ISO Provides advisory insurance to underwriters and rating information for insurers



The ISO Provides

- Building Code Effectiveness Grading Schedule Classification Number
- The BCEGS program assigns each municipality in the country a BCEGS classification number of 1 (exemplary commitment to building-code enforcement) to 10.



A Community's Classification Number is Based on:

- ❑ *Administration of codes*
- ❑ *Review of building plans*
- ❑ *Field inspections*



Administration of Codes

- ☐ Building-code edition in use
- ☐ Modification of the codes
- ☐ Zoning provisions to mitigate natural hazards
- ☐ Training of code enforcers
- ☐ Certification of code enforcers
- ☐ Incentives for outside education/certification
- ☐ Building Officials' qualifications
- ☐ Contractor/builder licensing and bonding
- ☐ Public-awareness programs
- ☐ Participation in code-development activities and the appeal process



Review of Building Plans:

- ❑ Staffing levels
- ❑ Qualifications
- ❑ Level of detail of plan review
- ❑ Performance evaluations
- ❑ Review of plans for one- and two-family dwellings, multifamily dwellings, and commercial buildings

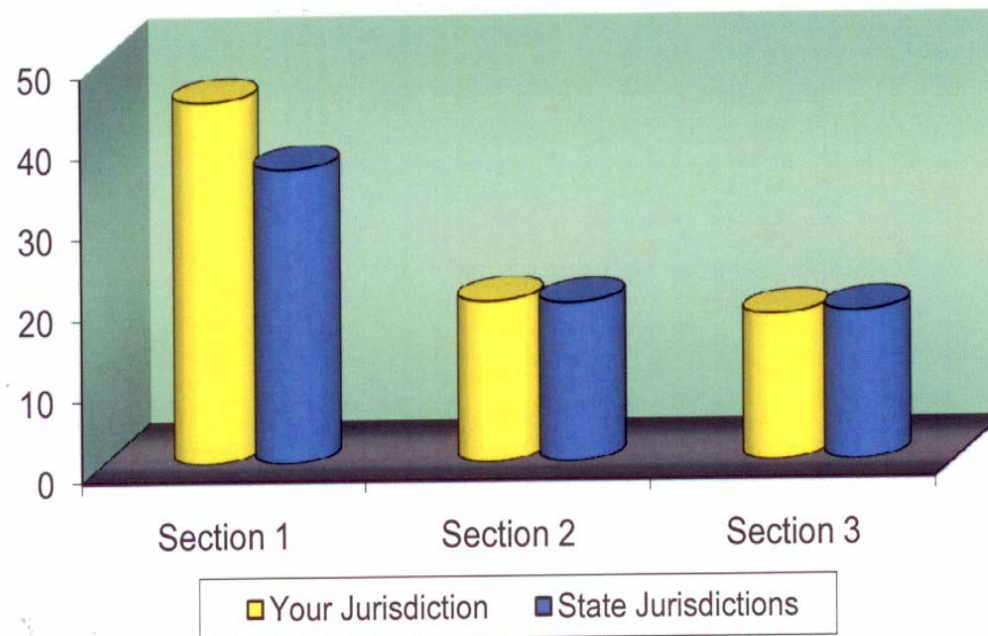


Field inspections:

- ❑ Staffing levels
- ❑ Qualifications
- ❑ Level of detail of inspections
- ❑ Performance evaluations
- ❑ Final inspections
- ❑ Issuance of Certificates of Occupancy

Lodi Building & Safety Compares VERY Well Commercial Permits

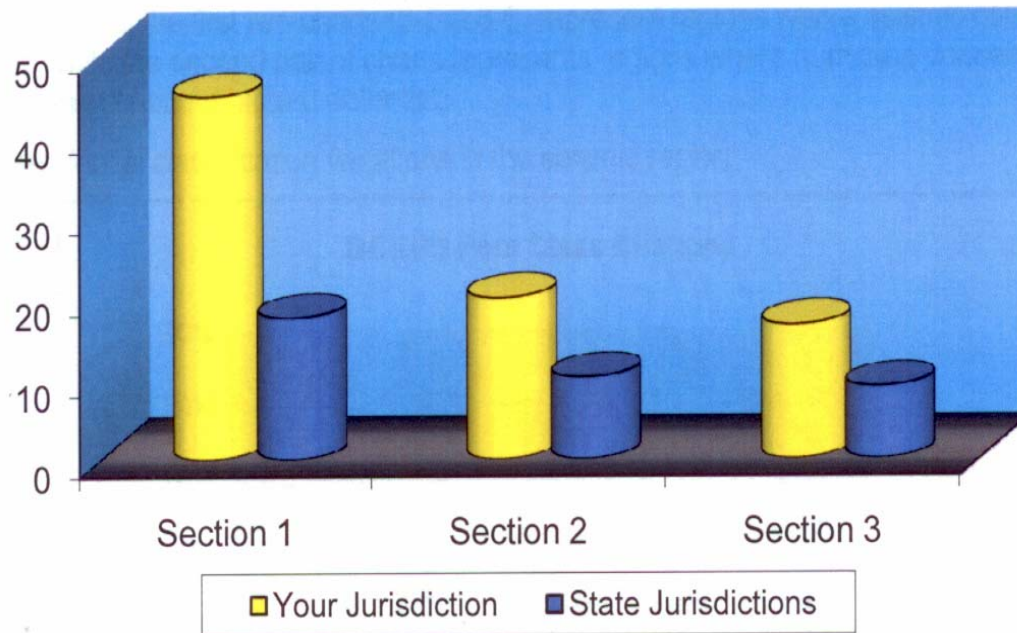
B6-1 Commercial Points Scored Compared to Your State



Section 1: Administration
of Codes
Section 2: Plan Review
Section 3: Field Inspection

Lodi Building & Safety Compares EXTREMELY Well Residential Permits

B6-3 Residential Points Scored Compared to Your State



Section 1: Administration
of Codes
Section 2: Plan Review
Section 3: Field Inspection



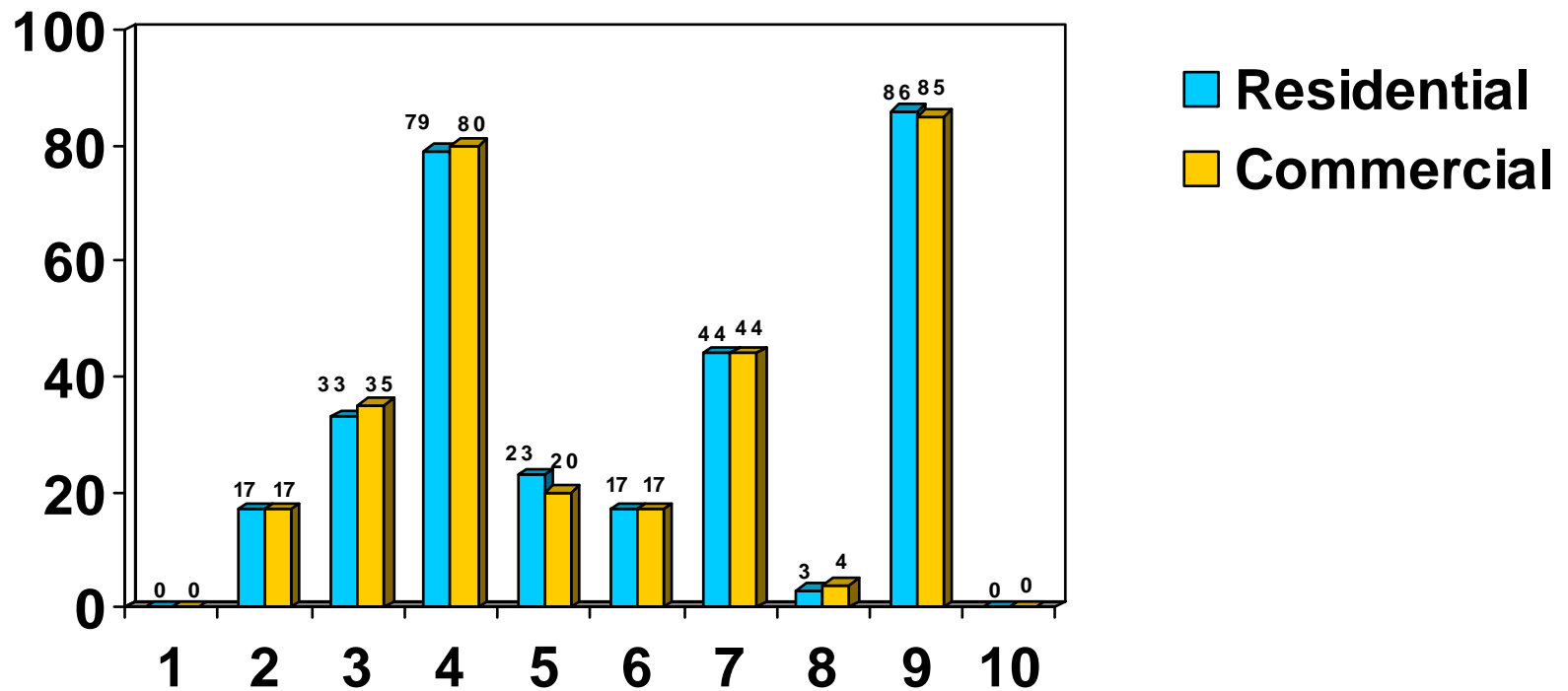
Lodi Building & Safety Compare to Other Similar Communities:

- ❑ The City of Lodi received a classification number of “3” for one- and two- family dwellings

- ❑ The City of Lodi received a classification number of “3” for all other construction

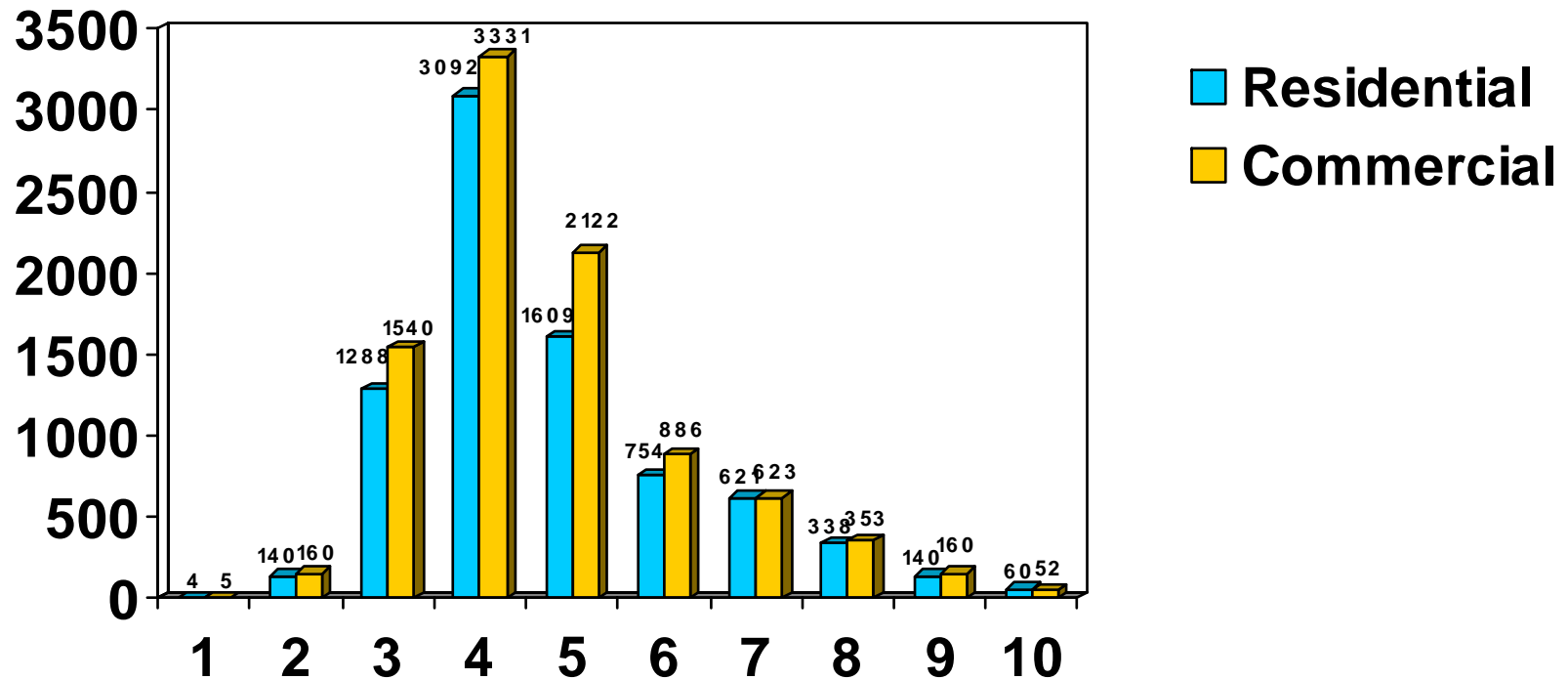
Lodi Building & Safety Compare to Other Similar Communities:

Distribution of BCEGS Codes across California



Comparison To Other Cities in the US

Distribution of BCEGS Codes across the U.S.





Benefits Low BCEGS Grade

- ❑ The prospect of reduced injuries and loss of life, reduced property losses, and reduced economic and social disruption caused by catastrophes
- ❑ The prospect of lower insurance rates on buildings constructed after the community improves its classification
- ❑ Pride and professionalism of the community building department to be the best it can be
- ❑ Good public policy



This presentation demonstrates how the Building Department Keeps Lodi Safe

- ❑ We enforce the minimum requirements of State mandated codes.
- ❑ We work with the community to increase awareness and compliance.
- ❑ We have Competent Staff